

## Appendix F

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Port Orchard/South Kitsap Sub-Area Plan/EIS Final Response to  
Comments



## **Appendix F: Port Orchard/South Kitsap Sub-area Plan/EIS Responses to Comments**

Originally, the Port Orchard / South Kitsap Sub-Area Plan was anticipated for adoption in 2005. Due to the delay in the schedule for completion of the Sub-Area Plan and the accelerated schedule for the 10-year Update, adoption of the Sub-Area Plan as part of the 10-year Update is now being accomplished. As a result, the County does not anticipate adopting a stand-alone Sub-Area Plan / EIS document for the Port Orchard / South Kitsap sub-area and has rather integrated the Sub-Area Plan policies, land use concepts, and data as appropriate into the Volume I: Policy Document and Volume II: Draft and Final EIS for the 10-Year Update.

The Draft Sub-Area Plan / Draft EIS was released for public comment in December 2005 and written comments were accepted until February 6, 2006. The comments received and responses to those comments are included as Chapter 10 in the Preliminary FEIS that is reproduced in this 10-Year Update Appendix. The following letters were received during the public comment period on the Draft Sub-Area Plan / EIS. A public hearing was conducted by the Kitsap County Planning Commission on January 24, 2006. The City of Port Orchard Planning Commission was also in attendance.

This 10-Year Update FEIS provides updated responses to comments on the Integrated Port Orchard/South Kitsap Sub-Area Plan Draft EIS consistent with the 10-Year Update. The County prepared a Preliminary Final Sub-Area Plan EIS that addressed comments prior to final decisions on the 10-Year Update. This 10-Year Update FEIS completes the Port Orchard/South Kitsap Sub-Area Plan environmental review process.

Several of the responses to comments in this Appendix refer to changes that have been made to the Draft Final Sub-Area Plan / EIS text; such changes are included within the Preliminary Final Sub-area Plan/EIS. The Preliminary Final Sub-area Plan/EIS is available at [MyKitsap.org](http://MyKitsap.org). The redline/strikeout format of the Preliminary Final Sub-area Plan/EIS provides a record of the data and clarifications for the sub-area that may be referenced in the future. In terms of the 10-Year Update the environmental and planning analysis cumulatively reviewed the Port Orchard/South Kitsap Area together with all UGAs and provides the final goals and policies applicable to this area in Volume I.



## **10.0 Comments and Responses**

The following letters were received during the public comment period on the Draft Sub-Area Plan / EIS. To save space, the comments have been reduced to allow two pages to be reproduced onto one page. Full size versions of the comments are available from the Kitsap County Department of Community Development. The comment letters have been numbered by comment letter and by comment. The comment letters are followed by responses to the comments. Following the responses to the written comments is the transcript of the public hearing, followed by responses to those comments.





FISHERIES DEPARTMENT COMMENT LETTER NO. 1  
360/598-3311  
Fax 360/598-4666

**THE SUQUAMISH TRIBE**

P.O. Box 498 Suquamish, Washington 98392

January 19, 2006

Dave Greetham  
Kitsap County  
614 Division Street, MS-36  
Port Orchard, WA 98366

Re: Draft Port Orchard / South Kitsap Sub-Area Plan EIS

The City of Port Orchard lies within the Suquamish Tribes "Usual and Accustomed Fishing Area" (U&A). The Tribe seeks protection of all treaty-reserved natural resources through avoidance of impacts to habitat and natural systems. The Tribe urges City of Port Orchard to avoid land use decisions that will impact natural resources within the Tribe's U&A. The Tribe has reviewed the draft Port Orchard/South Kitsap Sub-Area Plan and EIS and has the following comments (unfortunately since the document was released for comment several days before the Christmas holiday we did not get enough time to review the document in detail).

- 1-1 [ • The information in this document was not very well organized and extremely difficult to follow.
- 1-2 [ • Page ii. – My name is Alison O’Sullivan not Allison Smith. The Suquamish Tribe was not part of the Citizen Advisory Group for the UGA expansion. The Tribe appreciates the invitation to participate in Citizen Advisory Groups. However, the Tribe requests that coordination be conducted on a government-to-government basis beyond standard public involvement and community outreach efforts through Tribal leaders or representatives
- 1-3 [ • Goal EP-3.8. – The Tribe does not support the use of natural drainage systems approach to stormwater. This would encourage intensive development next to fragile stream systems and instream stormwater facilities.
- 1-4 [ • Goal EP-4.1. – Work with WDFW and local Tribes to inventory man-made blockages of fish passageways and prioritize removal of blockages or otherwise restore stream corridors. The Tribe has requested and continues to request that Tribal rights and concerns are considered prior to taking actions, making decisions, or implementing programs. There has been no coordination with the Tribe regarding the development of the EIS or sub area alternatives so we are skeptical of future promises for coordination.



COMMENT LETTER NO. 1

- 1-5 [ • There is no information regarding cultural resources (historical or archaeological) in the EIS. There is an initial statement indicating, "no lands of historical or archaeological significance have been identified". Did a qualified archaeologist determine this? Consulting the OAH (Office of Archaeology and Historical Preservation) database is not enough. The Tribe has records of cultural sites that are not on the federal registry. It is necessary for the Tribe to be consulted as well. The Suquamish Tribe has occupied the region surrounding the project area for thousands of years. There are several sites within Sinclair Inlet that have Suquamish place names, and archaeological deposits have been found in Port Orchard and within Sinclair Inlet. The Tribe requests that the final EIS document include a thorough assessment of potential cultural resources within the sub-area by a qualified archaeologist. I would be happy to provide a list of firms with which the Tribe has confidence.
- 1-6 [ • 3.1.4.1. Reasonable Measures. - It seems that the County and the City are misinterpreting the intent of reasonable measures. Reasonable measures are not zoning provisions applied to new urban areas intended to concentrate growth and density. Reasonable measures are to be implemented and assessed prior to deciding to expand the urban growth boundary. In addition, there should also be some analysis of the impacts and effectiveness of each measure. Since the current urban/rural split is approximately 52/48 it is clear that the measures, if any, already in place are ineffective and should be removed, modified, or replaced. In addition, the reference to Appendix C is incorrect. It should read Appendix B.
- 1-7 [ • Table 4.3-1, Page 4-14. – Development and impervious surfaces causes direct and indirect effects on wetland functions. Throughout the document stormwater is listed as an "indirect" effect of development and density increases. We respectfully disagree. They are "direct" effects.
- 1-8 [ • Table 4.3-1, Page 4-15, 4-17 – Use of the latest stormwater Ecology manual should not be "mitigation". In addition, the CAO and SMP do ensure that there is no net loss to natural system functions and values.
- 1-9 [ • 5.3.1.3 Wetlands. - The City and County should use caution when referring to undocumented "isolated" wetlands. Persons reading this document should not assume that wetlands they find that are undocumented are also "isolated". The Tribe recommends that the word "isolated" be deleted. The last two sentences of the second paragraph on page 5-17 are erroneous. The forested area west of SR 16 and north of SW Lake Flora Road (in the vicinity of the Bremerton Airport) support large, linear, contiguous wetland systems (I have personally been onsite in some of those areas). Please remove the word "small" and just have the text read "supports unmapped, forested wetlands". The last sentence is also erroneous and states "this area serves as the headwaters for a number of Type 4 streams flowing to Sinclair Inlet near the Gorst Creek estuary (e.g. Ross Creek and other unnamed drainages). Ross Creek is not a Type 4 stream it is a Type II stream (if using the "old" stream typing). There is also an unnamed drainage associated
- 1-10 [

1-10 with Ross Creek (unnamed 15.0210), which is also fish bearing stream and is at least a Type III.

1-11 • Table 5.3-2. Current Kitsap County Wetland Buffers – The table is incorrect. Wetland buffers for Category IV buffers are 30 feet not 25 feet. Please note that in a study of wetland buffer effectiveness in King and Snohomish Counties, Cooke (in Castelle et al. 1992) found that buffers less than 50 feet were prone to significant reduction by human disturbance and that some recently established buffers had been completely removed through clearing of native vegetation. Buffers greater than 50 feet had fewer human impacts. Other studies have shown that trees in narrow buffers are more prone to wind throw, and thus that small buffers cannot maintain functions over time (Pollock and Kennard 1998). The water quality functions of small wetland buffers also degrade over time, particularly if adjacent land uses generate greater quantities of stormwater sufficient to erode hills and small channels in the buffer.

1-12 • Table 5.3-3. Current Kitsap County Stream Buffers – The table is incorrect. The County is using the new stream typing:  
 o S streams have 200 foot buffers (Big Beef Creek, Curley Creek, Chico Creek, Burley Creek, Union River, Blackjack Creek, and Tahuya River).  
 o F streams have 150 foot buffers  
 o NP streams have 50 foot buffers  
 o NS streams also have 50 foot buffers

1-13 • 5.3.1.4 Stormwater Management – This plan should be utilizing the latest version of the Ecology stormwater manual or equivalent. One of the main reasons why the Washington Department of Ecology revised the stormwater manual was that the previous version of the Stormwater Management Manual (published in 1992), used research done in the 1980's. The updated manual was necessary to include new information and standards that are more protective of the waters in Washington State. Runoff flow control requirements in the updated manual address the problems of both increased peak flow and the duration of high flows, which are significant problems in urban streams throughout Washington. Higher levels of treatment will be required to remove and reduce pollution from runoff to lakes and smaller streams to provide more assurance that the treated stormwater runoff is not harmful to fish and other aquatic life and is protective of the environment.

1-14 • 5.4.1.3. Special Status Species. – Grey Whales should be included on the list of marine mammals.

1-15 • 5.4.2.1 – Fish and Wildlife Conservation Areas – Just because the Urban Growth Area is expanded does not mean it has to result in more dense development adjacent high quality critical area. GMA has provisions that allow for lower densities in urban areas adjacent to critical areas to provide additional protection.

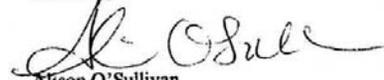
1-16 • 5.4.3.1. General Measures. – The retention of open space does not fully mitigate the impacts of increased development/increased density and the resulting stormwater impacts.

1-17 The Suquamish Tribe welcomes the opportunity to work with the City of Port Orchard and Kitsap County to develop comprehensive plan amendments that satisfy your goals, protect Tribal resources, and adhere to the Growth Management Act. In summary, the Tribe recommends that the changes listed above are made to the EIS and the expansion of the Port Orchard UGA is postponed until you have implemented and assessed reasonable measures and completed the comprehensive 10 year review update to determine if there is, in fact, a need to expand the UGA boundary as per RCW 36.70A.115. RCW 36.70A.115 states:

“Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.”

Please let me know if you would like to schedule a meeting to discuss my comments in further detail. Thank you for the opportunity to review and comment. I can be reached at 360-394-8447.

Sincerely,

  
 Alison O'Sullivan  
 Biologist, Fisheries Department

cc: Jeff Davis, Department of Fish and Wildlife  
 Stephanie Kramer, Office of Archaeology and Historic Preservation  
 Richard Robohm, Department of Ecology  
 JoAnn Long-Woods, City of Port Orchard Planning Director

RECEIVED  
DEC 2 8 2005  
KITSAAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT



STATE OF WASHINGTON  
DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT  
110 - 1st Avenue SW P.O. Box 43333 - Olympia, Washington 98546-3333 - (360) 725-2441

December 27, 2005

David Greetham  
SEPA Coordinator  
Kitsap County Department of Community Development  
1000 1st Avenue SW  
Port Orchard, Washington 98366-4982

Dear Mr. Greetham:

Thank you for sending the Washington State Department of Community, Trade and Economic Development (CTED) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of Kitsap - Proposed Port Orchard/South Kitsap sub area plan and draft environmental impact statement. These materials were received on 12/27/2005 and processed with the Material ID # 9897.

We have forwarded a copy of the notice to other state agencies. If this is a draft amendment, additional amendments should be sent to CTED within ten days of adoption and to any other state agencies who commented on the draft.

If you have any questions, please call me at (360) 725-3068.

Sincerely,

Linda Weyl

FA

Tim Gates

Senior Planner

Growth Management Services

Enclosure

COMMENT LETTER NO. 2

AGENCIES REVIEWING COMP PLANS  
Revised August 9, 2005

Cities and counties need to send their draft comprehensive plans to the agencies' representatives, as listed below, at least 60 days before the public hearing. Adopted plans should be sent to the agencies' representatives at least 30 days before the public hearing. The draft Comprehensive Plan (CTED) immediately upon publication, as well as to any state agencies that commented on the draft plan. A jurisdiction does not need to send its plan to the agencies which have been called ahead and that have indicated the local plan will not be reviewed.

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SEPA/CMA/State Agencies Reviewing Comp Plans 8-05.doc  
Maintained by Linda Weyl

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State of Washington

Department of Fish and Wildlife

Mailing Address: 502 High Ave. Suite 112, Port Orchard WA 98366, (360) 895-3965, Fax (360) 876-1894

January 19, 2006

Kitsap County Department of Community Development  
David Greetham, SEPA Official  
614 Division Street, MS-36  
Port Orchard, Washington 98366

Dear Mr. Greetham

**SUBJECT: Draft Port Orchard/South Kitsap Sub-Area Plan Environmental Impact Statement; Comment Letter; Kitsap County, WRIA 15**

The Washington Department of Fish and Wildlife (WDFW) has reviewed the *Draft Port Orchard/South Kitsap Sub-Area Plan Environmental Impact Statement* (DEIS), received on January 2, 2006 and has the following comments.

- 3-1 The DEIS does not address a full range of alternatives. Alternative 1 is the no action alternative, which would allow for the current zoning and development landscape to continue for the next 20 years. Alternatives 2-4 include significant expansions of the existing Urban Growth Area (UGA). There is a detailed analysis on population allocation and needs throughout all of the alternatives. However, there is no alternative that includes "reasonable measures" to concentrate urban growth within the existing city limits and/or the existing UGA. This gives the reviewer the appearance that expansion of the existing UGA is the starting point of discussions rather than looking at various alternatives within the existing UGA (i.e. re-zoning, etc.) to accommodate the allocated population. This is further supported by the discussion contained within 3.1.4.1 "Reasonable Measures", which states that the minimum densities within the city and existing UGA are not currently being met. By not applying some alternative analysis that would include the reasonable measures it is difficult to analyze the impacts of Alternatives 2-4 and thus support any expansion of the existing UGA.
- 3-2 The DEIS does not discuss why densities within the city and existing UGA are far below the minimum densities allowed under the current zoning. WDFW recommends that this analysis take place prior to choosing a preferred alternative and finalizing the EIS. We also recommend that the EIS be modified to include alternatives that include reasonable measures (i.e. re-zoning, etc.). The addition of new alternatives should then discuss the potential impacts to the environment and demonstrate avoidance and minimization of impacts to critical areas so that a detailed review of the impacts of each alternative can occur.
- 3-3
- 3-4 WDFW further supports delaying this UGA expansion process until after the City of Port Orchard adopts its revised Critical Areas Ordinance (CAO). The DEIS analyzes the potential

COMMENT LETTER NO. 3

3-4 impacts of each proposal based upon the 1998 Kitsap County CAO and the existing City of Port Orchard CAO. The document also references that the UGA will be governed by the City of Port Orchard ordinances in the future. Therefore, with the lack of certainty of what the revised City of Port Orchard CAO, WDFW cannot provide any specific comments on the potential impacts to fish and wildlife resources for each of the alternatives at this time. We also suggest that this document cannot adequately discuss the potential impacts to fish and wildlife resources nor the mitigation measures based on the use of out-dated ordinances.

3-5 The DEIS also references the 2005 Department of Ecology (DOE) Stormwater Manual as mitigation for potential impacts. Neither Kitsap County nor the City of Port Orchard has entertained the adoption of this manual. Therefore, the reference to the manual as mitigation is moot. The current City of Port Orchard Stormwater Design Manual is based on an earlier version of the DOE Stormwater Manual and therefore, does not provide the mitigation measures that the 2005 DOE manual contains. Again, WDFW cannot provide any alternative specific comments on the potential impacts to fish and wildlife resources other than to state that the new DOE Stormwater Manual provides more protection to fish resources than the current City of Port Orchard Stormwater Design Manual.

3-6 All of the alternatives included within the DEIS will likely have probable significant adverse impacts to fish and wildlife resources. Albeit, the impacts may occur at differing levels and over varying time frames based on which alternative is approved. There is no debate that as land is cleared and natural drainage is altered that there will be negative impacts to fish and wildlife populations and diversity within the developing areas.

3-7 WDFW is very encouraged by the mention of a Transfer of Development Rights (TDR) program. This program, when developed, will help further protect open space, Priority Habitats and Species, and other important critical areas. However, this program is again referenced within the DEIS and is not currently in existence. While we agree that this will be a good mitigation measure for the UGA and future UGA expansions, it is not appropriate to discuss this as a mitigation measure when it has not been initiated to date.

3-8 WDFW is also very supportive of maintaining open space, recreation and resource protection areas. This program does help minimize future impacts to fish and wildlife resources by providing habitats and supporting fish and wildlife populations and maintaining species diversity. It is critical that these open spaces be maintained and managed to continue to provide fish and wildlife habitats and corridors, while allow some level of human activities. WDFW strongly encourages education opportunities on these lands, especially watchable wildlife programs.

3-9 The Environmental Protection Element:  
The DEIS makes several references to Low Impact Development (LID) standards as a method to mitigate future development impacts. WDFW strongly supports the use of LID to minimize impacts to fish and wildlife resources. The affects of stormwater generation on a site can be

3-9 significantly reduced through the use of pervious surfaces, rain gardens, green roofs, and retention of native trees and shrubs. One of the most important methods is to significantly minimize onsite soil disturbance. This strays far from the standard clear and grade development standards still in use today. However, the best method of reducing habitat loss and reducing onsite stormwater generation is to retain onsite vegetation and soils. WDFW strongly encourages Kitsap County and the City of Port Orchard to adopt the 2005 DOE Stormwater Manual, which includes LID methods. The adoption of these methods will go a long way towards minimizing impacts to critical areas.

3-10 WDFW is concerned with the language within EP-3.8, which essentially is encouraging developers to construct stormwater detention facilities within natural drainages. WDFW agrees that this is where stormwater should be directed, however, WDFW does not approve of constructing stormwater facilities within "waters of the state". WDFW does issue Hydraulic Project Approvals (HPA) for outfalls to waters of the state, but this is after the stormwater is detained and treated outside of streams, wetlands, or lakes. This goal should be modified to address the permitting issues that it will create between the local jurisdiction and state agencies.

3-11 Goal EP-4 is an outstanding goal, especially EP-4.3 directing future developments to maintain a natural vegetative corridor. WDFW suggests that with the knowledge of the locations of critical areas (to the best of our ability), Kitsap County and the City of Port Orchard can appropriately zone within the existing UGA and any future UGA expansions to minimize the need for variances and/or TDR, while offering the greatest protection for fish and wildlife resources. WDFW understands that the city will be inventorying the wetlands within the city limits. We support this inventory and offer any assistance to the city. WDFW also recommends that this inventory be extended into the existing UGA to guide future zoning decisions.

3-12 EP-4.9 and EP-4.10 are examples of existing development standards. WDFW strongly encourages the county and city to adopt LID standards. As stated within the DEIS, these goals, albeit require the replanting of native vegetation, are short sighted. The clearing and grading of sites creates a significant disturbance to fish and wildlife resources through habitat removal and sedimentation impacts to streams and wetlands. Through the use of LID, the development would minimize clearing and grading, thus keeping habitat intact, reducing potential erosion impacts and maintaining natural surface and sub-surface drainage patterns.

3-13 5.2.2 Environmental Impacts describes the potential impacts that may arise from each of the alternatives. Alternative 1 will have the least environmental impacts compared to that of Alternatives 2-4. Alternatives 2-4 suggest increasing environmental impacts, but state that the impacts can be mitigated without giving some examples of what mitigation options could potentially be implemented. This makes it difficult to determine what level of impacts there may be on fish and wildlife resources. WDFW recommends providing some potential mitigation measures within these sections.

3-14 5.2.3 Mitigation Measures and 5.2.4 Unavoidable Adverse Impacts once again is based upon existing development standards. The adoption of LID will go along way towards protecting critical areas and thus fish and wildlife resources. The Unavoidable Adverse Impacts is acknowledging that existing development standards have a significant impact to fish and wildlife resources through habitat removal and alteration of natural drainage patterns. These impacts described within this section can be addressed through the use of LID and thus can either be avoided or minimized.

3-15 5.3.1.3 Wetlands within the second paragraph references Blackberry Creek. This should be changed to Blackjack Creek. WDFW also suggest that some reference be made to the importance of the wetland and stream drainages for wildlife corridors.

3-16 5.3.4 the proposed impervious surface levels that will occur within Alternatives 2-4 will lead to significant declines in stream channel stability and thus will impact fish resource production and diversity. As stream channels become more and more unstable, streambanks also de-stabilize and can lead to property damage and new bank protection projects are proposed. These bank protection projects typically lead to further loss of function of fish habitat.

Unstable stream channels can also have a very significant impact on existing infrastructures such as; road culverts, driveway culverts, bridge abutment scouring, etc. These occurrences often cause significant property damage and cost private citizens and local jurisdictions a great deal of money to replace or fix these structures.

3-17 5.4 Fish, Plants and Animals describe the potential impacts to fish and wildlife species. While the wildlife list is impressive, there lacks a detailed analysis of the potential impacts for each alternative. In the absence of a detailed analysis, WDFW acknowledges that the land development within Alternatives 2-4 will have significant impacts to fish and wildlife habitats.

3-18 The aquatic habitats and salmonids contain some minor inaccuracies for stream descriptions and fish utilization (upper extent of fish presence). Salmonberry Creek has coho salmon, cutthroat trout, and Western brook lamprey upstream of Mile Hill Drive. Cutthroat presence is found almost to the headwaters of Salmonberry Creek. The Salmon Recovery Funding Board project on Salmonberry Creek was completed in 2005. This project addressed the stranding issue's described within the DEIS. Unnamed 15.0195 does contain fish habitat upstream of the mobile home park and supports perennial streamflow. This system would likely support cutthroat trout and three-spined stickleback. Coho salmon and cutthroat trout have been observed upstream of Mile Hill Drive within Olney Creek 15.0201. Annapolis Creek 15.0202 currently contains cutthroat trout to the headwaters upstream of South Kitsap Mall. Coho salmon would also be present upstream of the mall in the absence of a man-made fish passage barrier. Unnamed stream 15.0208 has historically supported chum and coho salmon, as well as cutthroat trout. A full man-made fish passage barrier, the construction of Port Orchard Boulevard, and the addition of stormwater, has decimated these species.

3-19 5.4.1.4 Critical Areas Ordinance Protection for Fish and Wildlife Habitat. This section discusses the old Kitsap County Critical Areas Ordinance. However, the DEIS states that any of the Alternatives will be under the jurisdiction of City of Port Orchard Critical Areas Ordinance. Both the Kitsap County CAO and the City of Port Orchard CAO contain allowances for buffer reductions. These buffer reductions will have impacts to fish and wildlife resources. Through proper UGA expansion decisions and appropriate zoning, the need for buffer reductions would be isolated to existing non-conforming lots.

3-20 5.4.4 Unavoidable Adverse Impacts. This section covers the impacts fairly well. However, it defends some of the potential mitigation using documents and/or review processes that have not currently been adopted. For example, the 2005 DOE Stormwater Manual or WDFW review and comment on fish impacts and mitigation for buffer intrusions. WDFW suggests that avoidance and minimization of the impacts through proper zoning and controlled growth is the best form of mitigation and a great way to avoid adverse impacts.

3-21 WDFW recommends the continuation this process after the reasonable measures are addressed within the existing Port Orchard city limits and the existing UGA. This will provide clear guidance to whether or not the existing UGA needs to be expanded. WDFW also recommends that both Kitsap County and City of Port Orchard adopt the 2005 DOE Stormwater Manual and support LID standards. Through a well-informed review and analysis process, appropriate planning can take place that will provide better protection for fish and wildlife resources, while allowing for future growth.

3-22

If you have any questions, please contact me at 360-895-3965.

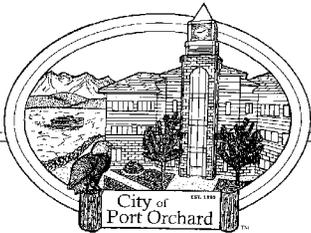
Sincerely,



Jeff Davis  
Habitat Program

JD:jd

cc: WRIA File, Olympia  
Millard Deusen, WDFW Habitat Program  
Stephan Kalinowski, WDFW Region 6 Habitat Program Manager  
Tim Gates, CTED  
Richard Robohm, WADOE  
John Cambalik, PSAT  
Alison O'Sullivan, Suquamish Tribe Fisheries Dept.



COMMENT LETTER NO. 4

## CITY OF PORT ORCHARD Planning Department

CITY HALL • 216 Prospect Street, Port Orchard, WA 98366  
(360) 876-4991 • FAX (360) 876-4980

January 20, 2006

James Weaver  
Senior Planner  
Kitsap County DCD  
614 Division Street, MS-36  
Port Orchard, WA 98366

RE: Port Orchard/So. Kitsap Sub Area Plan/Draft Environment Impact Study (DEIS)

Dear Mr. Weaver:

4-1 [ This is a formal request from the City of Port Orchard to extend the comment period by 15 days for the review of the Draft Sub-Area Plan/DEIS for Port Orchard/South Kitsap. Since there was no meeting held in December, the City Planning Commission has just recently been given copies of the plan for review and have had only one informational meeting with the County and the Consultant, AHBL on the contents of the Draft Plan and DEIS.

4-2 [ The Planning Commission will join the County Planning Commission for a public meeting on January 24<sup>th</sup> and have scheduled a special meeting on January 30<sup>th</sup> for further deliberation on the plan. It is anticipated they will submit a recommendation for a preferred alternative to the County and the City Council as the result of these two meetings. It would be advantageous for them to have the additional time for review of these documents and to listen to public testimony before formally commenting on the documents or making a recommendation.

If you have any comments/questions, please feel free to contact me at 876-4991, Ext. 133.

Sincerely,

Joanne Long-Woods, AICP  
Planning Director

COMMENT LETTER NO. 5

>>> "Joanne Long-Woods" <jlong@ci.port-orchard.wa.us> 2/6/2006 4:23 PM  
>>>

Dear Mr. Weaver:

5-1 [ This is a brief statement officially noticing that the City Planning Commission held a special meeting on January 30, 2006 to discuss the four alternatives outlined in the Port Orchard So. Kitsap Sub Area Plan/DEIS. They are recommending that Alternative 2 be selected as the preferred alternative with 3 minor changes:

1. Adding the Berrylake area south of Old Clifton Road
2. Adding a small section (triangular lot south of Old Clifton Road) next to McCormick Woods GMA
3. Adding a small section to the east of Phillips Road

Details and a map will follow in a formal "Notice of Decision".

Thank You.,

Joanne Long-Woods  
Planning Director  
City of Port Orchard  
216 Prospect Street  
Port Orchard, WA 98366  
360-876-4991



Department of Community Development  
Chris Hugo, Director

January 20, 2006

David Greetham  
SEPA Coordinator  
Attn: Port Orchard / South Kitsap Sub-Area Plan DEIS  
Kitsap County Department of Community Development  
614 Division Street MS-36  
Port Orchard, WA 98366-4682

The following comments are in response to the Draft Environmental Impact Statement (DEIS) on the Port Orchard / South Kitsap Sub-Area Plan. The comments represent Bremerton's desired long term growth and development outcomes as presented in our 2004 Comprehensive Plan. The City's primary interests related to the Port Orchard Sub-Area plan are the maintenance of distinct community identities between Bremerton and Port Orchard and the responsibility for provision of urban governmental services. We express these interests in response to the broad extent of the sub-area planning area boundary – the three growth alternatives themselves do not extend westerly into the area where Bremerton and Port Orchard must plan for a future interface and alignment of urban services, but the planning area does.

Elected officials and senior staff in Bremerton and Port Orchard have held multiple meetings to discuss how to differentiate the two cities geographically and visually over the long term. Maintaining our individual distinctiveness promotes stronger identity for both communities, reduces the continuation of urban sprawl in Kitsap County, and protects environmental sensitivities. Most recently, a joint City Council study session was held in the summer of 2005, to discuss an urban separator concept. The City of Bremerton is pleased that none of the Port Orchard Sub-Area Plan action alternatives expands Port Orchard's Urban Growth Area (UGA) in a westerly direction in a manner that infringes on the potential to maintain the existing urban separator / greenbelt. Therefore, from a regional growth and development perspective the City of Bremerton can support any of the three Sub-Area Plan action alternatives.

The City provides the following additional comments to clarify our attachment to the long term urban separator concept (the Eventual Growth Proposal figure on pg. 14, Comprehensive Plan, December, 2004, is consistent with these points):

1. The importance of including a separator in the South Kitsap growth strategy is recorded in Element A., Policy 3. e. of the Countywide Planning Policies: *Maintain/preserve distinct urban identities with green breaks or other natural features.*
2. The urban separator should be located within the rugged, largely rural corridor stretching southwest from Gorst and the toe of the Sinclair Inlet, in the vicinity of Feigley W Rd., Feigley SW Rd., and Sunnyslope SW Rd.

COMMENT LETTER NO. 6

RECEIVED

JAN 24 2006

KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

Tel 360-473-5243  
Fax 360-478-5279  
chris.hugo@ci.bremerton.wa.  
345 6th Street, Suite 600  
Bremerton, WA 98537-1873

COMMENT LETTER NO. 6  
January 20, 2006

• Page 2

3. The urban separator should remain indefinitely in a rural, low-density state to provide physical and visual differentiation between the two urban communities. This rural area should remain within the jurisdiction of Kitsap County, and the County should only permit development that is rural in character within this greenbelt corridor.
4. In the long term those unincorporated urban growth areas and incorporated city areas east of the urban separator should be associated with Port Orchard's future growth, and those to the west should be associated with the City of Bremerton's.

Bremerton also anticipates providing current levels of utility services to the western portion of the Port Orchard urban growth area for the foreseeable future. Questions and additional information regarding future utility service provision responsibilities in this area should be directed to the City of Bremerton Department of Public Works and Utilities.

We appreciate the opportunity to comment on the Draft Port Orchard / South Kitsap Sub-Area Plan EIS, and look forward to working with Port Orchard and Kitsap County in the future on the interface between our communities. Please don't hesitate to contact me with any questions or comments.

Chris Hugo

1/25/2006

Subject: Port Orchard Sub-Area Plan

Questions and concerns:  
Tom Nevins

I have reviewed the Draft Port Orchard / South Kitsap Sub-area Plan / Environmental Plan. I have several questions and concerns.

7-1 [ 1. Why do Alternatives #2 and #3 fail to increase Urban Medium and Urban High zone additions?

7-2 [ 2. Why is there an increase in Industrial Zoning included when SKIA is in close proximity?

7-3 [ 3. Why do we continue to designate commercial areas for future strip development contrary to Comp Plan Goals? (Page 37 – goal 11.)

7-4 [ 4. Why encourage increase of impermeable surfaces within closed depressions? I.e. Converse Avenue

7-5 [ 5. Why encourage increase of impermeable surfaces near wetlands? I.e. Sedgwick west of H'way 16

7-6 [ 6. Will infrastructure be required before building permits are issued within the UGA?

7-7 [ 7. How do the recent Growth Management Hearings Decisions and subsequent appeals by the County pertain to this PO sub-area plan? When will the final Supreme Court decisions be made?

7-8 [ Why do Alternatives #2 and #3 fail to increase Urban Medium and Urban High zone additions?

What we know: The No action Alternative #1 includes 4 acres of Urban High Land Use Designation and 93 acres of Urban Medium. Alternatives #2 and #3 have the same amount. Alternative #4 designates 26 and 169 acres respectively. These increases seem to all fall within the boundaries of the present UGA. Assuming these UH and UM increases were applied to former UL designations, their inclusion within Alt #2 and #3 would result in an increase in capacity of approximately 1000 dwelling units.

From 3.2.3. PO sub area plan page 3-22

A greater variety of housing types can be built under medium and high density residential land use designations, than under low-density land use designations. Designating an adequate supply of land to these use categories will therefore facilitate development of greater housing opportunities to meet the needs of various segments of the population.

7-8

And: page 3-273.2.5.2 *Housing Diversity*

**Goal H-2:** Promote a variety of housing types throughout the sub-area.

**Policy H-2.1:** Ensure enough land is allocated to low, medium and high-density residential land use designations so that a variety of housing types are possible.

7-9 [ Why is there an increase in Industrial Zoning included when SKIA is in close proximity?

What we know:

Alternatives #2 and #3 convert 78 acres to Industrial mostly from Urban Reserve. Alternative #4 converts 130 acres. The rationale of creating “opportunities for primary employment within the sub-area” (p.3-4) does not seem adequate. In the larger sub area of south Kitsap, 3,000 vacant and available acres were zoned Industrial/Business Park to form SKIA. When ULID#6 was zoned to add 4,000+ dwelling units, no Industrial “opportunities” were deemed necessary. The SKIA Plan calls for 9,000+ jobs to materialize by 2017. How are we doing?

7-9

7-10 [ Why do we continue to designate commercial areas for future strip development contrary to Comp Plan Goals? (Page 37 – goal 11.)

What we know:

Alternatives #2, #3, and #4 extend Commercial Zones along Bethel Road and Mile hill drive. Does Port Orchard need and desire two “Wheaton Ways”?

7-10





## COMMENT LETTER NO. 8

**From:** <Dmskrobut@aol.com>  
**To:** <JWeaver@co.kitsap.wa.us>  
**Date:** 12/22/2005 10:26:52 AM  
**Subject:** Draft SK EIS Comments

Nice work getting this all done so quickly.

I have the following comments regarding the Draft South Kitsap Sub Area Plan EIS:

8-1 [ It appears from Table 6.4-4 (pare 6-79) that a number of roadway sections currently do not meet the county's standard for Level of Service (LOS). Doesn't this mean that development projects that impact those road sections cannot pass a traffic concurrency test, and therefore can not be approved? This fact should be stated in the EIS; it needs to be explicit, not implicit.

8-2 [ Section 6.4.3.3 discusses transportation and land use alternatives. This section needs to include a table similar to Table 6.4-4 showing the forecasted LOS for the various roadway sections – we need to show our work. We need to be able to see if the roadway sections currently failing truly are forecasted to meet the standards through mitigation measures, and we need to be able to see and track changes to those roadway sections that are currently meeting LOS standards.

8-3 [ Section 6.4.4 (Mitigation Measures) is extremely weak. It relies solely on the county's six year TIP and the WSDOT 20 year mobility plan for mitigation. There is no discussion whatsoever of project proponent mitigation, which how the majority of the mitigation will have to be done. It is no secret that the current county road impact fees will not cover the cost of the required road improvements. A comprehensive overall mitigation plan needs to be in place for the sub-area. If we chose to ignore the subject of traffic concurrency in this plan, then we have no one to blame but ourselves when this plan cannot be implemented.

Doug Skrobut  
 McCormick Land Company  
 4978 SW Lake Flora Rd  
 Port Orchard, WA 98367

Voice 360-876-3395 ext. 220  
 Fax 360-876-3511

**CC:** <freddepee@wavecable.com>

## COMMENT LETTER NO. 8

**From:** <Dmskrobut@aol.com>  
**To:** <JWeaver@co.kitsap.wa.us>  
**Date:** 12/22/2005 11:30:13 AM  
**Subject:** Re: Draft SK EIS Comments

8-4 [ Opps - that is exactly what you told me to do last night and I missed it this morning. I am of the opinion that table 3 of Appendix D should be in the body of the report - not "hidden" in an appendix.

8-5 [ James, I just don't see how we can put out a report that shows Sedgewick Road, Bay Street, Jackson Ave , as well portions of Mile Hill, Bethel, Sidney, and Lider at a LOS of "F".

8-6 [ The plan attempts to address this at the bottom of page #5 of Appendix D by saying : "However, capacity improvements would need to be implemented or LOS thresholds would need to be changed at may of these locations before the year 2025". In many cases where the forecasted LOS is "F" , lowering the threshold appears to not be an available option.

8-7 [ I believe this plan needs to look at, if even at a very "30,000 foot level", the level of physical improvements that may be required in order to allow all the roadways to function at a LOS that meets current county standard.

Doug Skrobut  
 McCormick Land Company  
 4978 SW Lake Flora Rd  
 Port Orchard, WA 98367

Voice 360-876-3395 ext. 220  
 Fax 360-876-3511

COMMENT LETTER NO. 9

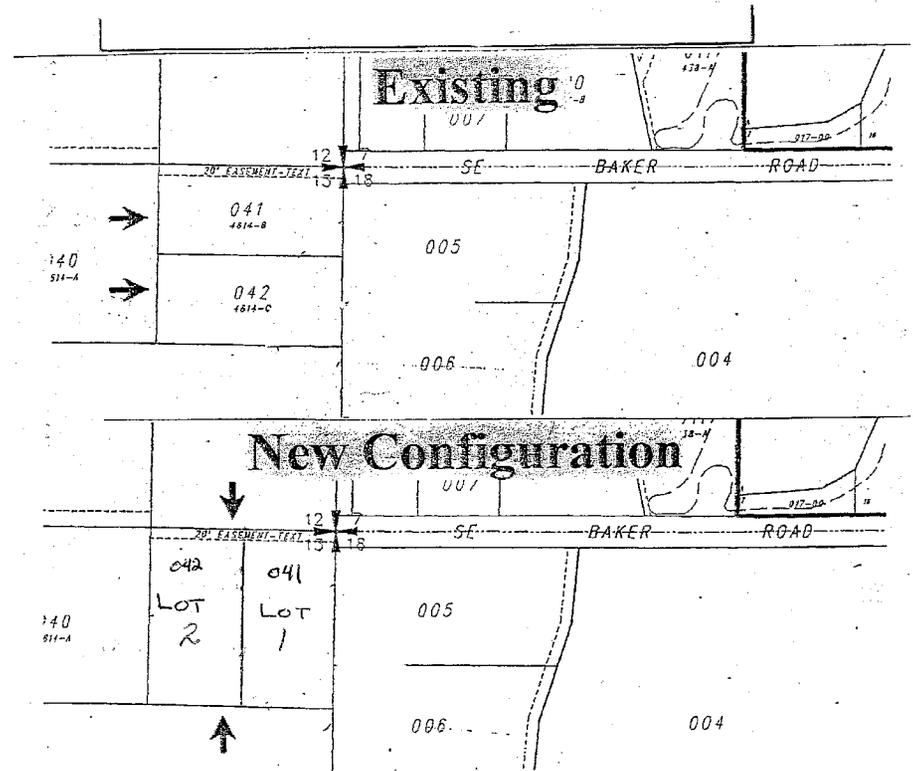
**From:** "Fred" <freddepee@wavecable.com>  
**To:** "James " <JWeaver@co.kitsap.wa.us>  
**Date:** 1/18/2006 11:27:06 AM  
**Subject:** parcel change

9-1

This is a request to have a change made on the current maps being processed due to an error as we discussed. A parcel on Baker road (1323 011 041 2002) was incorrectly shown as having over 50% wetland. I submitted to you proper documentation showing this error, and had Dave Greetham of the Department of Community Development verify it in writing confirming the error. I request the change be made to show the correct zoning classification as proposed to the current UGA maps being considered which would be urban low 5-9 units an acre.

Fred Depee  
 360-340-7601 Cell  
 360-895-5218 Direct

COMMENT LETTER NO. 9



200408310486  
 Page: 3 of 5  
 98/31/2964 02:45P  
 TRANSCENTION TITLE INS CO BLA #23.00 Kitsap Co, WA

## COMMENT LETTER NO. 9

**From:** "Fred" <freddepee@wavecable.com>  
**To:** "James" <JWeaver@co.kitsap.wa.us>  
**Date:** 1/3/2006 11:26:18 AM

Copy of approved and recorded lot line adjustment on subject parcel.

Fred Depee  
 360-340-7601 Cell  
 360-895-5218 Direct

## COMMENT LETTER NO. 10

**From:** "Jerry Harless" <jlharless@wavecable.com>  
**To:** <jweaver@co.kitsap.wa.us>  
**Date:** 1/4/2006 12:34:48 PM  
**Subject:** PO SK Subarea Plan

Hello James,

I trust you are well rested from the holidays and eager to embark on yet another year of subarea planning in South Kitsap.

I have been working my way through the Draft EIS/Subarea Plan and I need some further information about how the Urban Land Capacity Analysis was applied so that I can respond to the draft.

10-1 [ The subarea plan document references the "Updated Urban Land Capacity Analysis" for details as to land capacity determinations. Is this the October 2005 document available on the DCD website? Has the October 2005 UULCA been officially adopted? If so, can you provide the BoC resolution number and adoption date? (I'm assuming that it has not been adopted as a separate document, but just want to make sure).

10-2 [ While the UULCA documents the methodology and end results for existing UGAs, it does not document results by step nor at all for the three action alternatives of the subarea plan. I need to know how much land was deducted from the gross for each LCA factor (i.e. how much for critical areas, how much for sewer availability, how much for roads, etc.) for each alternative. I am particularly interested in how much of the proposed UGA expansion areas fall within the various sewer availability classes.

10-3 [ This level of detail was included in the ULCA for the 1998 plan (e.g. 1998 Population Appendix at page A-41). The reason for doing so was in response to two remands from the Hearings Board. The first was a failure to document the ULCA in sufficient detail to assess its compliance with RCW 36.70A.110(1) & (2). The second was due to "double-counting" by applying some factors redundantly rather than sequentially.

I don't need anything formal or fancy at this stage, just the numbers.

Thanks James. I'll try to keep my questions/requests on point and to a minimum.

Jerry Harless

**CC:** <dnash@co.kitsap.wa.us>, <cread@co.kitsap.wa.us>

COMMENT LETTER NO. 11

**From:** "Curt Halsan" <curt-halsan@centurytel.net>  
**To:** "James Weaver" <JWeaver@co.kitsap.wa.us>  
**Date:** 1/5/2006 11:58:35 AM  
**Subject:** Rezoning Clarification

James,

I have been reviewing the 4 land use alternatives for the PO Sub Area plan and due to the similar nature of the colors used I am unable to determine exactly which zone may be applied to a particular parcel.

Our parcel # is 122301-4-012-2002 and is located on the south side of Perdemco Ave. The current property owner is listed as Verona Andrews. Of the 4 alternatives, one is the no change option, but the other three all show it as a shade of pink that is either Public Facilities, Urban Village Center or Neighborhood Commercial. Obviously we would not be unhappy with either of the last two, but the Public Facilities designation has us concerned. On the original maps we saw only one showed it as a Public Facility, while two others showed it as Urban Residential Low. Now none of the four options show URL.

Can you please verify for us exactly which designation(s) have been proposed for our parcel?

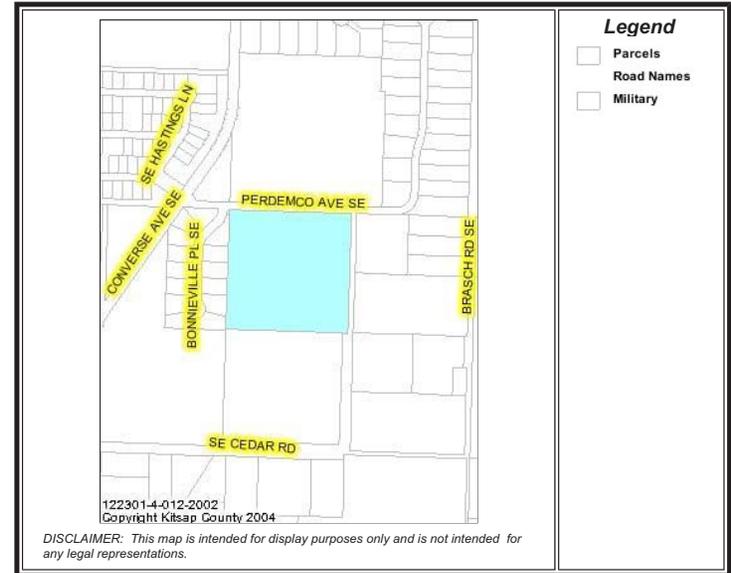
Thanks for your help.

Curt Halsan  
253.380.5445

11-1

COMMENT LETTER NO. 11

### Kitsap County Parcel Search



[\[Click here to Print\]](#)

COMMENT LETTER NO. 11

**Property Report**

|  |             |               |
|--|-------------|---------------|
| Tax Account No.                              | Process No. | Situs Address |
| 122301-4-012-2002                            | 1051648     |               |
| <u>Property Class:</u> 910- Undeveloped land |             |               |

**Parcel Information**

|                       |           |                 |            |
|-----------------------|-----------|-----------------|------------|
| <u>Tax Code Area:</u> | 8170      | # of Buildings: | 0          |
| Jurisdiction:         | UNINCORP. | Acres:          | 10         |
| Sec-Twp-Rng:          | 12 23N 1E | <u>Zoning:</u>  | URS        |
| <u>Neighborhood:</u>  | 7402607   | Account Status: | A - Active |

**Taxpayer Information**

|                  |                |    |       |
|------------------|----------------|----|-------|
| Name:            | ANDREWS VERONA |    |       |
| Mailing Address: | PO BOX 40      |    |       |
|                  | BURLEY         | WA | 98322 |

COMMENT LETTER NO. 12

**From:** "Cochran, Steve" <CochraS@wsdot.wa.gov>  
**To:** "dgreetham@co.kitsap.wa.us" <dgreetham@co.kitsap.wa.us>  
**Date:** 1/11/2006 2:29:44 PM  
**Subject:** Draft Sub Area Plan/EIS

Dear David,

- 12-1 [ Thank you for the copy of the EIS to review. In the course of our review, I noticed a significant error on the table on page 6-79 regarding the ADT on SE Sedgwick Road and the corresponding V/C ratio and LOS.
- 12-2 [ Please revise the ADT to at least 16,600; the vpd to 16,300; the V/C ratio to 1.02; and the LOS to F. This will then match what you have in Volume II, Appendices A-E.
- 12-2 [ (Our 2004 Annual Traffic Report indicates an ADT of 18,000 just before Bethel and an ADT of 14,000 just before Jackson.)
- 12-3 [ In addition, I think the column heading "Capacity" on the tables on pages 6-79 and 6-80 should indicate (vpd), not (vph).

Thank you again,

Steve Cochran  
Office Engineer  
Port Orchard P.E.O. 434307  
MS: WB-18  
360-874-3015  
CochraS@wsdot.wa.gov

**CC:** "Arnold, Ray" <ArnoldR@wsdot.wa.gov>

COMMENT LETTER NO. 13

**From:** "Connie R. Boustead" <connierb1@wavecable.com>  
**To:** "James Weaver" <JWeaver@co.kitsap.wa.us>  
**Date:** 1/18/2006 1:02:34 PM  
**Subject:** Sidney Road Property

Dear Mr. Weaver;

My sister and I want to have our property on Sidney Road rezoned to Tourist Commercial. The property abutting on the north end of our parcel was just rezoned to that classification and our property as it is zoned right now can not be used.

Legal Descrip. as follows:

East 10 acres of the Northeast quarter of the Northeast quarter, Sec. 10, Twn. 23N, R1E, W.M., Except the North 40 Rods and Except the South 2 acres. And Except the East 30 feet thereof for road per Aud. File #9301200159. Kitsap County, Washington.

I would appreciate any information or forms you could give me to start the process of requesting a rezone on the above property. Perhaps there is a web page I could download that would have the forms available to print out and complete for my request.

Thank you very much for anything you can do for us.

Sincerely,

Constance R. Boustead  
 1651 Peter Hagen Rd. N.W.  
 Seabeck, Washington 98381  
 360-830-4044

PS: I would like to have something in hand when I attend the 24th. meeting at Given School.

13-1

COMMENT LETTER NO. 13

## Property Report

|                   |             |               |
|-------------------|-------------|---------------|
| Tax Account No.   | Process No. | Situs Address |
| 102301-1-007-2007 | 1047018     |               |

Property Class: 910- Undeveloped land

### Parcel Information

|                       |           |                 |            |
|-----------------------|-----------|-----------------|------------|
| <u>Tax Code Area:</u> | 8170      | # of Buildings: | 0          |
| Jurisdiction:         | UNINCORP. | Acres:          | 2.85       |
| Sec-Twp-Rng:          | 10 23N 1E | <u>Zoning:</u>  | RP         |
| <u>Neighborhood:</u>  | 7402607   | Account Status: | A - Active |

### Taxpayer Information

|                  |                                     |    |       |
|------------------|-------------------------------------|----|-------|
| Name:            | BOUSTEAD CONSTANCE & COOLEY DELORES |    |       |
| Mailing Address: | 1651 PETER HAGEN RD NW              |    |       |
|                  | SEABECK                             | WA | 98380 |

COMMENT LETTER NO. 13



COMMENT LETTER NO. 13

**From:** "Connie R. Boustead" <connierb1@wavecable.com>  
**To:** "James Weaver" <JWeaver@co.kitsap.wa.us>  
**Date:** 1/19/2006 6:54:55 PM  
**Subject:** Sidney Road Property. Parcel # 102301-1-007-2007

Dear Mr. Weaver;

13-2 [ I wish to submit a letter showing my support for the Port Orchard/SouthKitsap Sub-Area Plan. ( 2, 3, 4). I am sure there are small parcels of land, such as mine, that without a change in zoning would not be usable. And as such would not provide any benefits to the area in terms of jobs, business taxes, or a house that would required increased property taxes.

13-3 [ Upon reviewing the maps, I see making a portion Sidney Rd. a corridor of commercial zoning would make that area uniform and provide areas for small businesses close to residential areas. Introducing more commerce in the area must surely be a benefit and not a detriment the county and the city of Port Orchard.

Sincerely,  
 Constance R. Boustead

COMMENT LETTER NO. 14

**From:** DM Ryan <donmryan@yahoo.com> **To:** James Weaver <jweaver@co.kitsap.wa.us>  
**Date:** 12/21/2005 11:19:30 AM **Subject:** POSSIBLE SPAM! SCORE = 9.0 Sub area zoning

Good morning:

14-1

I looked at the new revised alternatives, but see no changes as to my properties. I also see that the properties that I own which I do not want changed are being zoned commercial?

What are my legal rights now? What are my next steps to take legal actions against the county or is there an appeal process?

Don Ryan

Do You Yahoo!? Tired of spam? Yahoo! Mail has the best spam protection around  
<http://mail.yahoo.com>

COMMENT LETTER NO. 14

**From:** DM Ryan <donmryan@yahoo.com> **To:** James Weaver <jweaver@co.kitsap.wa.us>  
**Date:** 12/29/2005 12:46:30 PM **Subject:** POSSIBLE SPAM! SCORE = 15.1 Parcel on Sedgwick Road

Hi James:

Thanks for all the help with the Sub-Area Land use Reclassification Process.

14-2

I noticed that you have recommended that the lots I own on Sedgwick Road between Ramsey and Geiger have been classified to be Commercial use. Although, in all my requests I explained that I was purchasing the property at 1271 Sedgwick Road and that property falls right in the middle of my other three lots.

After reviewing the "New" recommendations I see that three of my four lots are recommended for commercial, but it leaves out this lot. Tax #022301-4-088-2003.

Please include this lot with the other three as commercial use as to not land lock this piece in the middle for development purposes.

14-3

If I need to be present at any meetings please let me know. I can explain my circumstances and use of the property for the future. Again, thanks to you for all your help during this process.

Don M Ryan

Yahoo! for Good - Make a difference this year.

COMMENT LETTER NO. 15

**From:** <KMarOlsen@aol.com>  
**To:** <jweaver@co.kitsap.wa.us>  
**Date:** 1/31/2006 8:08:58 AM  
**Subject:** Reclassification Admendment

Mr. Weaver,

Please review and consider parcel 072302-3-023-2007 for Urban.

This parcel is a 3.78 acre in which I have intended to use for storm system and recreation area as part of my original reclassification request for parcel 072302-30-26-2000 consisting of 18.72 acres fronting Phillips Road to the East.

I apologize for the tardiness in this request. I was not aware at the time of submitting my original application that storm water properties needed to be included in the Urban rezoning.

I will also be bringing in a copy of this email with a map depicting parcel location for your review.

Respectfully Submitted,

Loren M. Olsen  
876-2617

15-1

COMMENT LETTER NO. 15

## Property Report

| Tax Account No.   | Process No. | Situs Address     |
|-------------------|-------------|-------------------|
| 072302-3-023-2007 | 2041689     | 3790 SE DONATO LN |

|   |
|---|
| <a href="#">Property Class:</a> 119- MH - Real Property |
|---|

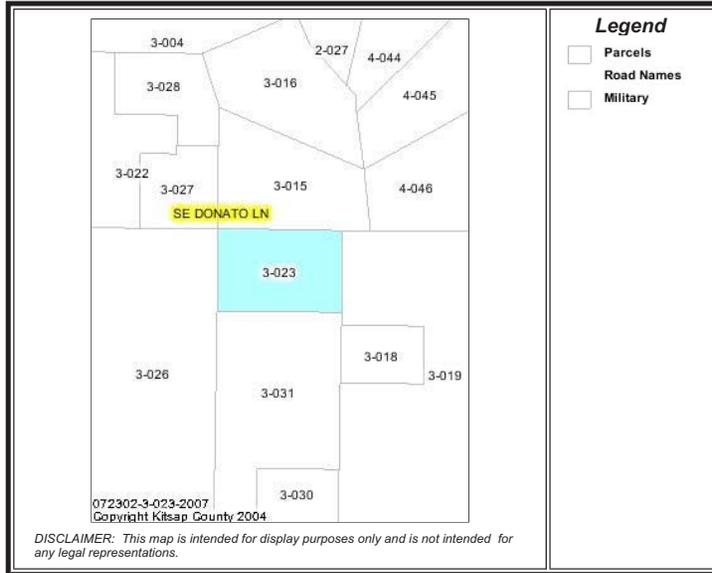
### Parcel Information

|                                       |                            |            |
|---------------------------------------|----------------------------|------------|
| <a href="#">Tax Code Area:</a> 8170   | # of Buildings:            | 1          |
| Jurisdiction: UNINCORP.               | Acres:                     | 3.78       |
| Sec-Twp-Rng: 07 23N 2E                | <a href="#">Zoning:</a> RP |            |
| <a href="#">Neighborhood:</a> 7402202 | Account Status:            | A - Active |

### Taxpayer Information

|                  |                                 |    |       |
|------------------|---------------------------------|----|-------|
| Name:            | WALTER GEORGE & WILLIAMS ADONIS |    |       |
| Mailing Address: | 3790 SE DONATO LN               |    |       |
|                  | PORT ORCHARD                    | WA | 98367 |

### Kitsap County Parcel Search



[\[Click here to Print\]](#)

Sent By : ; 206760 9109; Feb-3-06 12:17PM; Page 2/3

February 2, 2006

Ruthie Wrothwell  
 9612 59<sup>th</sup> Ave. South  
 Seattle, Wa. 98118  
 Ph. 206/760-1987, Fax 206/760-9109, Cell 206/295-0143  
 Edress-rutwroth@comcast.net

Kitsap County Planning Commission  
 Port Orchard/South Kitsap Sub Area Plan  
 c/o James Weaver, Project Manager, Mailstop #36  
 614 Division Street  
 Port Orchard, Wa. 98366

Dear Mr. Weaver,

Because I was unable to attend the Planning Commission meeting held on January 24, 2006; I am taking advantage of the extension to express my views on the **importance of adopting Land Use Alternative # 4 which includes my two parcels** of land 032301-2-009-2002 (10 Acres Undeveloped), 042301-1-004-2008 (1 Acre Developed), and parcels around me. **It is distressing to know that my land, under the present classification was devalued a few years after I purchased it, and now if you do not adopt Alternative # 4, my land and the land around me will be further devalued.** Please consider the following comments and recommendations before you finalize your plans.

- 16-1 1. While I appreciate the time and effort of the citizen's advisory group, they do not appear to be representing citizens located in the alternative # 4 area group, and I do not understand why. It has more for everyone.
- 16-2 2. **The classification I am now under # 1 (no change), & #2 (includes no change for me); both take away land value and the vision many of us may have had when we purchased our land. Just a few years ago, the zoning was for one acre tracks.**
- 16-3 3. **I believe that Alternative Plan #4 is more comprehensive and flexible. It can/will work for the betterment of all concerned.** Everyone can/should realize that progress all over the country is inevitable. Why do just half the job when you can do it right the first time? I don't say bypass other citizen concerns; I say hear them, address them and move to show them that what you're doing will be beneficial to them in the long run. For example, Do they just want status quo? Are they afraid that unaffordable costs will shift our/their way? Is it possible that folk just don't feel they have the time to deal with everything change might send their way? Etc., Etc.. **Perhaps you can be proactive in showing citizens how Alternative Plan # 4 can be beneficial to them if they are against it.** Do the plans presented mean citizens must do something or do they just make it possible for them to do something more with their land when they're are ready &/or can afford it? Patrons see the maps but even after the meetings, do they really know what it all means for them and their livelihood. By now, most of the land owners in the area have already subdivided and thus are not affected one way or another. If citizens are concerned about the cost of water/sewer/ streets etc., address it and figure out what can be done to ease the burden for everyone concerned. For example: Can monies be
- 16-4
- 16-5

Sent By ; 208760 9109; Feb-3-06 12:18PM; Page 3/3

-2-

16-5 raised rather than coming directly out of pocket? Can grant monies be found? Do enough monies come to the Planning Commission that would enable you to earmark monies for development? Wouldn't a lot of the costs be on the shoulders of the developers who in the long run would be making the big money?

16-6 **4. My letter and presentation in July of 2005 speaks for Commercial/ High Density Residential, but I am grateful and can accept your Alternative Plan # 4 (Residential Urban Low) which at least leaves me in the picture and partially corrects the earlier zoning a few years ago which devalued my property. I have spoken with some in my area who have these same sentiments. I do not understand the industrial area right in the middle of what you propose as Residential Urban Low in Alternative Plan #4. I believe that you should move that particular section to the left so that it adjoins the other industrial area.**

16-7 **5. If the Citizens group has spoken, this point may be redundant; however, if your citizen's group, planning commission, and/or powers that be, are not diverse groups including citizens who have skills such as counseling, marketing, troubleshooting etc.; you will not be able to successfully address the emotional needs and possible confusion caused by the changes that will take place. Possibly you don't care, but citizens do not want their land devalued, some are afraid of change, and there are many other factors that will press on the minds of citizens as to why they (want something, will just accept something, totally resist the changes, etc.).**

16-8 **6. I can see giving up the idea of Commercial/High Density Residential (even though I don't have that choice). I can accept the fact that commercial is only a short distance away on the other side of town; however, I would like for the Planning Commission to see my thoughts about accepting the Residential Urban Low or Alternative Plan #4, but moving the industrial area in that plan close to where there already is an industrial area.**

16-9 **7. Last, I reiterate, I believe that Alternative Plan #4 is more comprehensive than the others, as well as, the area has many pluses to it. The following are only a few. It is more accessible to the freeway (Highway 16). It has two freeway interchanges, one on and off S.W. Old Clifton Road and one on and off at Sedgwick (from Berry Lake Road, you travel straight to Sidney, take a right at Sidney and then a short distance away take a left onto Sedgwick). You have an elementary school and a junlor high school in the area. You have existing Urgent Care, health care offices and clinics in the area and new ones presently being constructed. Included in the commercial that I mentioned above, you have grocery stores, gas stations, drug stores, banks and much more. The city water main is close, as my parcel is about a minute away from the Port Orchard city limits. The McCormick sewer line stops right in front of the fence to my developed property even though I was not able to hook up to it.**

Thank you for extending the comment period so that I could readdress issues and voice my recommendations.

Respectfully Submitted,

*Ruthie Wrothwell*

Ruthie Wrothwell  
Owner-Parcels  
032301-2-009-2002 (10 Acres Undeveloped)  
042301-1-004-2008 (1 Acre Developed)

**From:** "Jessica Johnson" <jessicaj@johnlscott.com>  
**To:** <jweaver@co.kitsap.wa.us>  
**Date:** 2/2/2006 3:43:09 PM  
**Subject:** Map error

Good Afternoon James,

17-1 I spoke with you on the telephone regarding a property (parcel # 4609000030004) that is zoned for Urban Low and in alternatives 2 & 3 it will remain Urban Low. On the maps it is marked as public facilities however, when we spoke you stated that it was a map error and that it would be corrected to reflect the zoning of Urban Low. Could you please email me back documenting that this is correct so I have something for my records? Thank you for your time. Have a wonderful evening.

Thank you,

Jessica Johnson  
John L. Scott  
Assistant to Ed Aro  
253-858-1367 Direct  
253-225-6821 Cell

Home | Departments | Elected Officials | County Services | Resources | Environmental | Elections/Licenses | Parks & Recreation

### Property Report

[Print this page](#)

|  |             |               |
|--|-------------|---------------|
| Tax Account No.                              | Process No. | Situs Address |
| 4609-000-003-0004                            | 1721364     |               |
| <b>Property Class:</b> 910- Undeveloped land |             |               |

### Parcel Information

|                       |           |                 |            |
|-----------------------|-----------|-----------------|------------|
| <b>Tax Code Area:</b> | 8050      | # of Buildings: | 0          |
| Jurisdiction:         | UNINCORP. | Acres:          | 4.41       |
| Sec-Twp-Rng:          | 31 24N 2E | <b>Zoning:</b>  | UL         |
| <b>Neighborhood:</b>  | 7402603   | Account Status: | A - Active |

### Taxpayer Information

|                  |                        |    |       |
|------------------|------------------------|----|-------|
| Name:            | ARENA JOSEPH S TRUSTEE |    |       |
| Mailing Address: | 1823 100TH NE          |    |       |
|                  | BELLEVUE               | WA | 98004 |

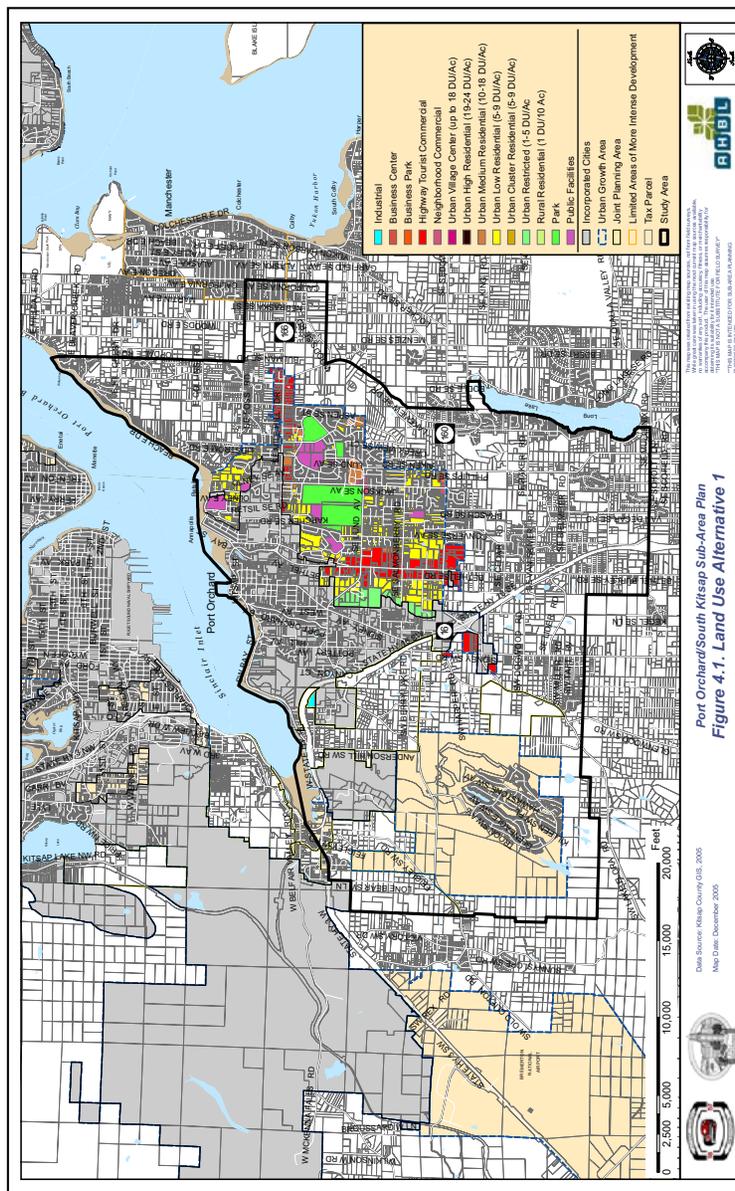
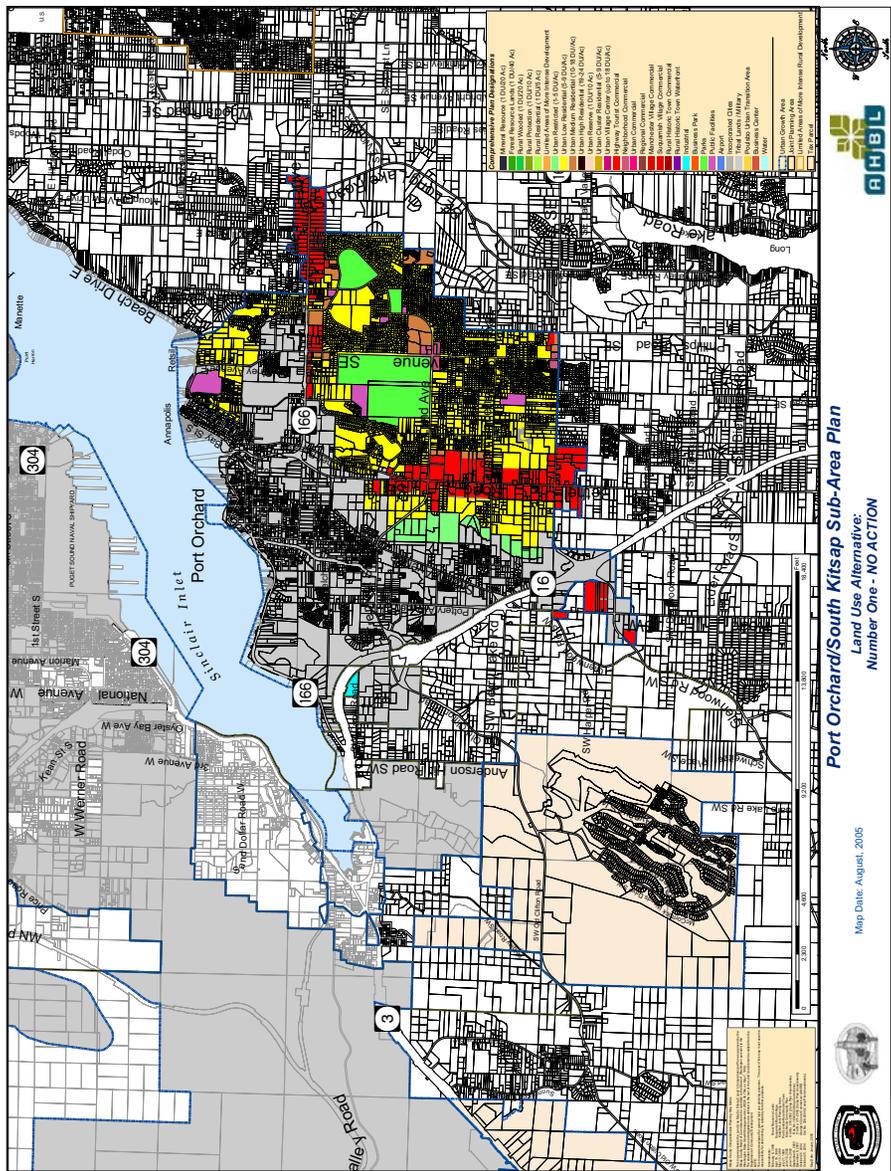
- [Tax Desc](#)
- [Value History](#)
- [Building Data](#)
- [Sales History](#)
- [Split / Merge](#)
- [Related Accts](#)
- [Map](#)

[Glossary of Terms](#)

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4609-000-003-0004  
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RECEIVED COMMENT LETTER NO. 18

FEB 06 2006

KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

Ken and Clarice Mischel  
1948 S.W. Berry Lake Road  
Port Orchard, WA 98367

February 5, 2006

Kitsap County Planning Commission  
Port Orchard/South Kitsap Sub-Area Plan  
C/O Mr. James Weaver, Project Manager, Mailstop #36  
614 Division Street  
Port Orchard, WA 98366

Dear Mr. Weaver,

18-1 [ We are writing you in regards to the Berry Lake Area. We bought the 5 acres where we live and other acreage in this area knowing it had one acre zoning. Our plan was to subdivide it once we reached retirement age and sell one acre parcels to provide income in our retirement years. By either adding the Berry Lake Area to plan 2, which seems to be the one most likely adopted or adopting plan three or four would return this alternative and be greatly appreciated.

18-2 [ Becoming involved somewhat late in the process we attended some Citizen Advisory Group meetings and were surprised to hear the **myth** that had been created, which was that no one in our area wanted to be included in the higher urban density plans.(Plans 2, 3, or 4)

18-3 [ The large number of Reclassification Requests submitted by landowners in this area prove that this myth is **not** the wishes of the majority of those who own land in this neighborhood.

18-4 [ It was also quite interesting to see that everyone on the Citizen Advisory Group got pretty much what they requested whether it be Commercial Zoning on Sidney, including the south end of Berry Lake Road or Residential Urban Low Zoning on Glenwood Road or **Exclusion of the Berry Lake Area** from higher density zoning.

18-5 [ The Berry Lake Area has many positive reasons why it should be included in Plan 2 or that Plan 3 or Plan 4 should be adopted.

- It has good roads.
- Freeways are easily accessible.
- Sewer and water are both available.
- There are no significant environmental issues such as streams, creeks, steep slopes or unstable ground.
- It is close to job sources. Port Orchard Industrial Center and South Kitsap Industrial Park

COMMENT LETTER NO. 18

18-5 [ • South Kitsap School District is planning to build a new High School and possibly a Middle School in the area in addition to the two existing Grade Schools and Junior High School.

18-6 [ With the large amount of developing taking place further West on Old Clifton Road and the likelihood of the City of Port Orchard incorporating McCormick Wood into the City as well it seems to make no common sense to leave the Berry Lake Area stuck in the middle with one unit per ten acre zoning.

Thank you for giving us this opportunity to voice our recommendations for our neighborhood.

Sincerely,

*Ken Mischel*  
*Clarice Mischel*  
Ken Mischel  
Clarice Mischel

**RECEIVED**

FEB 06 2006

KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

Jerry Harless  
3931 Lieseke Lane SW  
P O Box 8572  
Port Orchard, WA 98366

February 6, 2006

Kitsap County Planning Commission  
614 Division Street, MS-36  
Port Orchard, 98366

**RE: Draft Port Orchard/South Kitsap Subarea Plan/Environmental Impact Statement**

The following comments are directed both to the Draft Subarea Plan and to the Draft Environmental Impact Statement. This letter and the three attachments should be indexed to the GMA record for this subarea plan and EIS.

**General Comments:**

19-1 [ Expanding and updating Urban Growth Areas piecemeal by subarea plan is a miopic and non-compliant planning methodology. This project should be combined with the ten-year County-wide UGA update and not adopted as a separate plan. As it stands, all three action alternatives mapped for this draft will result in excessively oversized Urban Growth Areas with inadequate public facilities and substandard, sprawling densities. The County must begin to learn from its mistakes and plan in accordance with the GMA in a manner that will accommodate growth without sprawl.

**Ten Year UGA Update:**

19-2 [ Kitsap County is currently out of compliance with RCW 36.70A.130(3) in that the ten-year update to Urban Growth Areas was not completed by December 2004 as required. The County is currently under a Compliance Order from the Central Puget Sound Growth Management Hearings Board to complete this update with its 2006 annual plan amendment. The Thurston County Superior Court has upheld this Compliance Order on appeal.

Updating or expanding UGAs piecemeal, subarea by subarea, is in clear and direct violation of this Compliance Order and the GMA. This subarea plan should be incorporated into the ten-year County-wide UGA update.

**Accommodating Growth Without Expanding the UGA**

19-3 [ Neither the Draft Subarea Plan nor the DEIS address an alternative for accommodating the allocated growth within the existing UGA. The "no-action" alternative does not do so, as it falls short of the land capacity needed. A no-expansion alternative would need to include significant changes in existing urban residential designations and urban

19-3 [ services/capital facilities to facilitate higher densities. The impacts of such an alternative are simply not addressed in the DEIS.

19-4 [ Kitsap County is under a statutory obligation to first exhaust reasonable measures to accommodate growth without expanding its UGAs prior to considering expansion (RCW 36.70A.215). The Draft Subarea Plan/EIS includes a definition of "reasonable measures" which is at odds with the clear language of the GMA. The discussion of "reasonable measures" in the Draft Subarea Plan/EIS expresses a clearly erroneous understanding of the function and purpose of reasonable measures under the GMA. RCW 36.70A.215 requires corrective measures to cure inconsistencies between actual growth and County land use policy documented in a Buildable Lands Report. The subarea plan discusses standard urban-concentration policies which are general GMA requirements (RCW 36.70A.110) whether or not the Buildable Lands Report finds inconsistencies. In fact, even the few reasonable measures proposed by the Citizen Advisory Group are not implemented with any of the proposed plan alternatives.

**Appropriate Urban Densities<sup>1</sup>**

19-6 [ None of the four alternatives mapped with the Draft Subarea Plan/EIS provide appropriate urban densities for transit, centers, efficient urban services or the "compact urban form" required by the GMA. All four alternatives will alter the existing housing balance to provide a smaller proportion of multifamily to single-family housing than the existing housing mix. Yet the January 2005 "Development and Population Report" prepared for this subarea plan indicates an *increasing* need for multifamily housing. The alternatives presented in the Draft Plan/EIS do not meet the documented housing need and do not implement housing and urban density policies of the Draft Subarea Plan.

**Capital Facilities**

19-8 [ The Draft Plan/EIS does not provide that urban services, particularly sanitary sewers will be available at the time of development or at all within the twenty year planning period. In fact, the Urban Land Capacity Analysis discounts many acres of land from each alternative based on an assumption that sewers *will not* be available at any time within the twenty year planning period. This is a clear violation of both the goals and specific requirements of the GMA. The Draft Subarea Plan/EIS documents that, with on-site septic systems, the 5-9 du/acre designated in this Plan, much less appropriate urban densities cannot be achieved. Thus, in order to achieve consistency with the proposed plan, much less the GMA, sanitary sewers must be provided throughout the UGA. The Draft Subarea Plan/EIS merely states that sufficient capacity exists at the treatment plant and that transmission infrastructure is the problem of the City of Port Orchard, Karcher Creek Sewer District and future developers—a problem that the Land Capacity Analysis clearly documents will not be solved. This abdication of responsibility does not satisfy the goals or requirements of the GMA and dooms the plan to failure.

<sup>1</sup> Please see Attachments.

**UGA Locational Criteria**

Early in the Subarea Plan process, the County staff and consultants distributed to the Citizen Advisory Group a document entitled *Proposed Methodology for Delineating Urban Growth Boundaries*, the purpose of which was

19-9

“...to propose a defensible methodology for delineating an Urban Growth Boundary. To be defensible, this methodology needs to be rational, consistent, and based on the provisions of the Growth Management Act while considering community values, environmental constraints, provision of services and infrastructure, and local land use and development patterns.”

This proposed methodology was not used in the preparation of any of the four alternatives included in the Draft Subarea Plan/EIS. Nor was this methodology presented to the Planning Commission for consideration. Rather, the alternatives were drawn based on the political preferences of various interest groups with influence on the project. Thus it should be no surprise that none of these alternatives complies with the UGA siting requirements of the GMA nor achieves a Compact Urban Form.

19-10

In conclusion, this Draft Subarea Plan/EIS is an internally inconsistent document which fails to be guided by the goals of the GMA or to meet its specific requirements. The Draft should be rejected and the project combined with and subsumed by the ten-year Countywide UGA update.

Sincerely,

  
Jerry Harless  
South Kitsap

**Attachments:**

Kacker, Adhir and Ilana Preuss. *Creating Great Neighborhoods: Density in Your Community*. Washington, D.C.: National Association of Realtors, Local Government Commission in cooperation with U.S.E.P.A, September 2003.

Dunphy, Robert, Deborah Myerson and Michael Pawlukiewicz. *Ten Principles for Successful Development Around Transit*. Washington, D.C.: ULI—The Urban Land Institute, 2003

Haughey, Richard, M., *Higher Density Development: Myth and Fact*. Washington, D.C.: ULI—The Urban Land Institute, 2005

**From:** Jim Bolger  
**To:** Diener, Scott; Weaver, James  
**Date:** 2/6/2006 3:33:47 PM  
**Subject:** Fwd: Port Orchard UGA expansion

FYI

-----  
Jim Bolger  
Assistant Director  
Kitsap County  
Department of Community Development  
(360) 337-7165 cell: (360) 536-5453  
Fax (360) 337-4925 www.kitsapgov.com  
-----

>>> "tom and mary ellen donnelly" <tdonnelly@silverlink.net> 2/6/2006 3:18 PM >>>  
KITSAP CITIZENS FOR RESPONSIBLE PLANNING

10922 Horizon Lane ESE

Port Orchard, Washington 98367

February 1, 2006

Kitsap County Planning Commissioners

614 Division Street

Port Orchard, Washington 98366

Re: Port Orchard Urban Growth Area, Proposed Expansion

Dear Commissioners:

20-1

I had to leave your public hearing on January 24 at the break and asked Lary Coppola to advise members that I had inadvertently omitted to state that I was a member of the Port Orchard Citizen Advisory Group. I agreed with the consensus supporting Alternative 2. I also asked Lary to make it clear that most, if not all, of the CAG knew that KCRP was actively pursuing litigation intended to require the county to comply with Growth Management Act provisions to conduct the ten-year countywide UGA land capacity analysis and adopt and implement measures that would be reasonably likely to contain allocated urban growth within existing UGAs before expanding them. None of the four alternatives presented by the county complied with these GMA provisions. Alternative 2 was the least offensive

20-2 [ Our January 6, 2006 letter relates to responsible planning in accordance with the Growth Management Act. It describes the orders issued by the Thurston County Superior Court agreeing with our argument in the litigation described above. Our January 24 letter describes the million dollar planning assistance contracts for the long range planning that the GMA requires and legal decisions affirm. We urged you to table this UGA expansion proposal and recommend to the Board of Commissioners that it remained tabled until it can be reconsidered in the light of the results of the recently contracted and legally obligatory comprehensive land use planning.

We now add the following to the list of previously noted troublesome elements in this proposal:

- 20-3 [ a) There is no Urban High or Urban Medium zoning in alternatives 2 or 3.
- 20-4 [ b) The commercial zoning along Bethel and Mile Hill will attract strip development.
- 20-5 [ c) There is no commitment to provide public facilities and infrastructure concurrent with residential occupancy.

We ask you to find that his proposal to expand the Port Orchard Urban Growth Area is not ready for prime time and thank you for your consideration.

Sincerely,

Charlie Burrow and Tom Donnelly

- cc: Cris Gears, Kitsap County Administrator  
 Jim Bolger, Interim Kitsap County Planning Director  
 Shelley Kneip, Deputy Kitsap County Prosecuting Attorney

175 PARFITT WAY SW, SUITE S140  
BAINBRIDGE ISLAND, WA 98110

CRAIG L. JONES  
ATTORNEY

TELEPHONE: (206) 780-4151  
FAX: (206) 780-4154  
EMAIL: CJONES@PINNACLE-LAW.COM

February 3, 2006



Kitsap County Planning Commission  
614 Division Street, MS-36  
Port Orchard, WA 98366

**Re: Public Comments  
Port Orchard/South Kitsap Draft Sub-Area Plan**

Dear Planning Commission Members:

21-1 [ Our firm represents Mary Stetson Lingerfeldt, Trustee of the Stetson Trust, which is the owner of approximately 105 acres located directly west of the intersection of Sedgwick Road and Glennwood Road SW in Port Orchard, Washington (the "Stetson Trust Property"). The purpose of this letter is to provide support for the Port Orchard/South Kitsap Draft Sub-Area Plan ("Sub-Area Plan"), and to encourage the Planning Commission to recommend Land Use Alternative Two, as suggested by the Citizens' Advisory Committee, or Land Use Alternative Three. These alternatives seem to provide the most logical and realistic vision for growth in the Sub-Area.

21-2 [ The Stetson Trust Property is the largest undeveloped and contiguous parcel available for residential development in the Sub-Area. It is ideally situated immediately adjacent to the McCormick Woods project, with excellent transportation access and infrastructure that is economically feasible to serve the property. Land Use Alternatives Two and Three both include the Stetson Trust Property within the proposed expansion of the Urban Growth Area ("UGA"), and both designate the property for Residential Urban Low zoning (minimum five dwellings/acre). Attached are copies of the maps for Land Use Alternatives Two and Three, with the Stetson Trust Property identified. Inclusion of the Stetson Trust Property provides a unique opportunity for a planned community environment as opposed to most of the areas in Land Use Alternative Four, which are characterized by existing development with only smaller in-fill opportunities.

21-3 [ The purpose of the Sub-Area Plan is to describe the vision and goals for Port Orchard's UGA. Kitsap County has engaged in an elaborate process to create a long-term vision for Port Orchard's Urban Growth Area ("UGA"), including County and City staff evaluations; the use of outside consultants to facilitate the process and oversee the environmental impact analysis; Citizen Advisory Committee evaluation and deliberations; and now public testimony and consideration by the Planning Commission.

21-3 Your recommendation is very important in this process, and will be given considerable weight by the Kitsap County Commissioners during the ultimate approval process. While each of the Land Use Alternatives, except Land Use Alternative One (no action), accommodate roughly the same population growth projections, we believe that only Land Use Alternatives Two and Three demonstrate a realistic vision of how the anticipated population growth should be accommodated over the 20-year planning period.

21-4 Kitsap County has met its obligations under the Growth Management Act ("GMA"). Local governments have wide discretion in developing their comprehensive plans and development regulations to fit local conditions, but must develop their plans within the framework of the GMA's requirements. This involves accommodating the Office of Financial Management ("OFM") population projections, evaluating infrastructure, and developing a sound land supply analysis. Based upon the population projections, the County and each city therein must include in its UGAs areas and densities sufficient to permit the urban growth that is projected to occur for the succeeding 20-year period. In addition, each UGA must permit a range of urban densities and greenbelt and open space areas. Kitsap County has satisfied all of these requirements. The County prepared, through its staff and outside consultants, an extensive land supply analysis included in the September 20, 2005 Scoping Report. In addition, Kitsap County has undertaken the required environmental impact analysis. Most importantly, Kitsap County has gone the extra mile in forming a Citizen Advisory Committee and utilizing this Committee to thoroughly examine, debate, and evaluate the critical issues that must be considered in this important decision.

21-5 The apparent distinction between the residential component of Land Use Alternatives Two and Three, and Land Use Alternative Four, is the way in which the population growth will be accommodated for housing. Land Use Alternatives Two and Three provide more opportunities for fully integrated planned communities, because there is a limited amount of larger, undeveloped parcels included; while Land Use Alternative Four opts for more in-fill and higher density development to accommodate the projected growth. We believe that it is appropriate for the County and the City to determine which of these alternatives would be best suited for this area based upon lifestyles, historic trends, and desires of the citizens. GMA authorizes the County and the City to consider local circumstances, and use reasonable discretion to incorporate choices as to how best to accommodate the projected growth. This is critical in designating UGAs that strike an appropriate balance between the GMA policies of containing urban development and reducing sprawl on the one hand, and encouraging economic development and affordable housing on the other. We believe that only Land Use Alternatives Two and Three strike the proper balance between projected growth, accommodation of housing and lifestyle expectations, commercial and industrial needs.

21-6 Historically, Kitsap County residents have opted for larger parcels. However, with rising land costs, and less affordable housing available, the trend is for smaller parcels that still accommodate the lifestyles and housing needs of residents and their families. Thus, there is a downward trend in the overall size of lots based, primarily, on

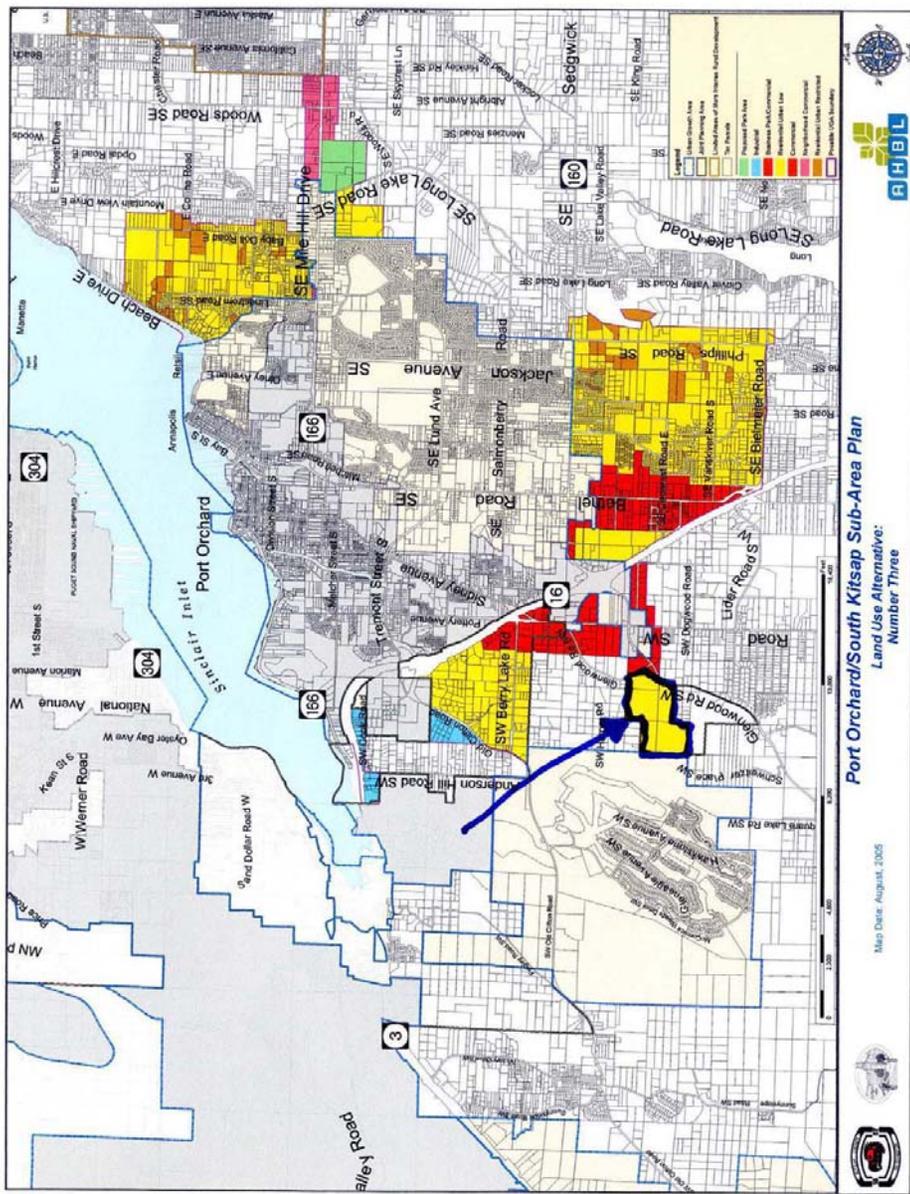
21-6 affordability. Nonetheless, that does not equate to a desire for highly dense, compact, residential living. Given the acreage included in the Stetson Trust Property, Land Use Alternatives Two and Three will provide an opportunity for development of a highly desirable community, with low urban density, and easy access to public streets and highways. We believe that this presents a much more desirable lifestyle for those choosing to reside in Kitsap County. Moreover, because of the parcel size, the Stetson Trust Property can be developed more efficiently, and with certain economies of scale, which will likely translate to more reasonable and affordable housing prices with greater community amenities.

21-7 Do the citizens want very high density residential development, with more infill and less land available, which encourages multi-family residential development, or would the citizens rather see a limited amount of additional land included in the available land supply in order to accommodate lower urban density and less crowding? Land Use Alternatives Two and Three will provide this additional flexibility, while Land Use Alternative Four will encourage "infill" multi-family development, and higher density new development. We suggest that the citizens of Kitsap County, and those choosing to reside within this Sub-Area, would appreciate having the flexibility to live in urban, but less dense communities, rather than having to choose dense multi-family living arrangements. Land Use Alternatives Two and Three will provide this opportunity and will also accommodate this growth more in line with desired lifestyles and developing trends for housing, commercial and industrial land use in the Sub-Area.

21-8 Kitsap County will continue to prosper with additional growth and economic opportunities. Quality and affordable housing can be a major catalyst. Attractive housing opportunities will increase the population and attract business, commercial and industrial growth. This in turn will result in additional employment opportunities, incremental tax revenue increases, increased public services, and greater economic stability for the community. Thus, it is vitally important that the UGA be allowed to accommodate not only affordable housing, but also highly desirable housing in nicely planned communities with extensive amenities. The Stetson Trust Property is particularly well-suited to provide this opportunity, because (1) its size allows for community-wide planning on a much larger scale; (2) there will be economies of scale associated with the development that will reduce development and construction costs and likely result in more affordable housing choices with more amenities; and (3) it is ideally situated to accommodate the growth.

21-9 Of all the important planning decisions required by the GMA, designating UGAs is generally regarded as the one most likely to be controversial. As evidenced by the vast range of public testimony and positions represented at the last Planning Commission hearing, it is clear that this UGA expansion is no exception to the rule. Accordingly, we would encourage the Planning Commission to strongly consider recommending either Land Use Alternative Two or Land Use Alternative Three. If, however, the Planning Commission opts to recommend Land Use Alternative Four, perhaps based upon its designation of additional industrial lands, then we would encourage the Planning





February 6, 2006

KITSAP COUNTY PLANNING COMMISSION  
 614 Division Street  
 Port Orchard, Washington 98366

SUBJECT: Plan Amendment Proposal For The Wilson Grant Property  
 In Retsil Area of South Kitsap County

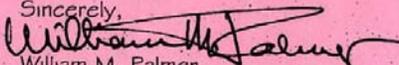
Dear Planning Commissioners,

At you January 24, 2006 public hearing I presented testimony on behalf of Wilson Grant for a change in the proposed zoning from Urban Low to Urban Medium. Since the public hearing my client and I have had a chance to evaluate the proposal in light of the new Critical Areas Ordinance provisions. The buffer and building setback requirements now applicable to this property make it difficult to achieve the allowable densities on this property using Urban Medium Zoning. Consequently, my client has requested that I submit revised graphics and the "Sub-Area Landuse Reclassification Request Informational Sheet."

22-1

Attached, please find there revised form and graphic exhibit. Given the commercial development on either side of this property, the requested change is in keeping with the existing land use. Also, the type of residential development envisioned in High Urban is appropriate for this kind of property and not unlike the kind of development occurring on the waterfront in downtown Bremerton.

Thank you for your attention and consideration of this request.

Sincerely,  
  
 William M. Palmer  
 W.M. PALMER CONSULTANTS

P. O. BOX 6 PORT ORCHARD, WASHINGTON 98366

TEL: [360] 769-2434 or [253] 858-3644 . FAX: [253] 858-3654

e-mail: wpconalts@telebyte.net



**KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

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

Cindy Baker, Director

**SUB-AREA LANDUSE  
RECLASSIFICATION REQUEST  
Informational Sheet**

Applicable Sub-area Port Orchard / South Kitsap  
(Kingston, Suquamish, Silverdale, Pt. Orchard/S. Kitsap)

Is proposed property in the Sub-area's study area? No Yes  
(Note: Attendance of meetings and knowledge of sub-area planning process is required)

|   |  |
|---|--|
| <u>William M. Palmer, For Owners</u><br>Requester           | <u>Wilson Grant</u><br>Owner's name if different     |
| <u>P. O. Box 6</u><br>(Mailing Address)                     | <u>P.O. Box 902</u><br>(Mailing Address of owner)    |
| <u>Port Orchard, Washington 98366</u><br>(City, State, Zip) | <u>Port Orchard, Wa. 98366</u><br>(City, State, Zip) |
| Phone: <u>[360] 769-2434, [253] 858-3654</u>                | Phone: _____   |

Proposed Project Name: Grant- Urban High (UH) CPA

Address or location of property: Retsil Washington 4027-035-004-0003 & 4689-004-001-0001

Assessor Account Number: See Above Line Zoning: Urban Low (UL) To URBAN HIGH (UH)

Any Critical Areas on the site? Yes No (If Yes, Check the appropriate feature: Steep Slopes, Streams, Wetlands, Other: Property has saltwater shoreline frontage on Sinclair Inlet.

Size of Property (Acres): .56 Acres

Existing Structures/Land Uses: Vacant Land

Proposed Structures/Land Uses: (Be Specific): Retail / Office building - Building to house a real estate office.

Will project be served by public sewer? No Yes If so, by whom? Karcher Creek Sewer District

Will project be served by public water? No Yes If so, by whom? Annapolis Water District

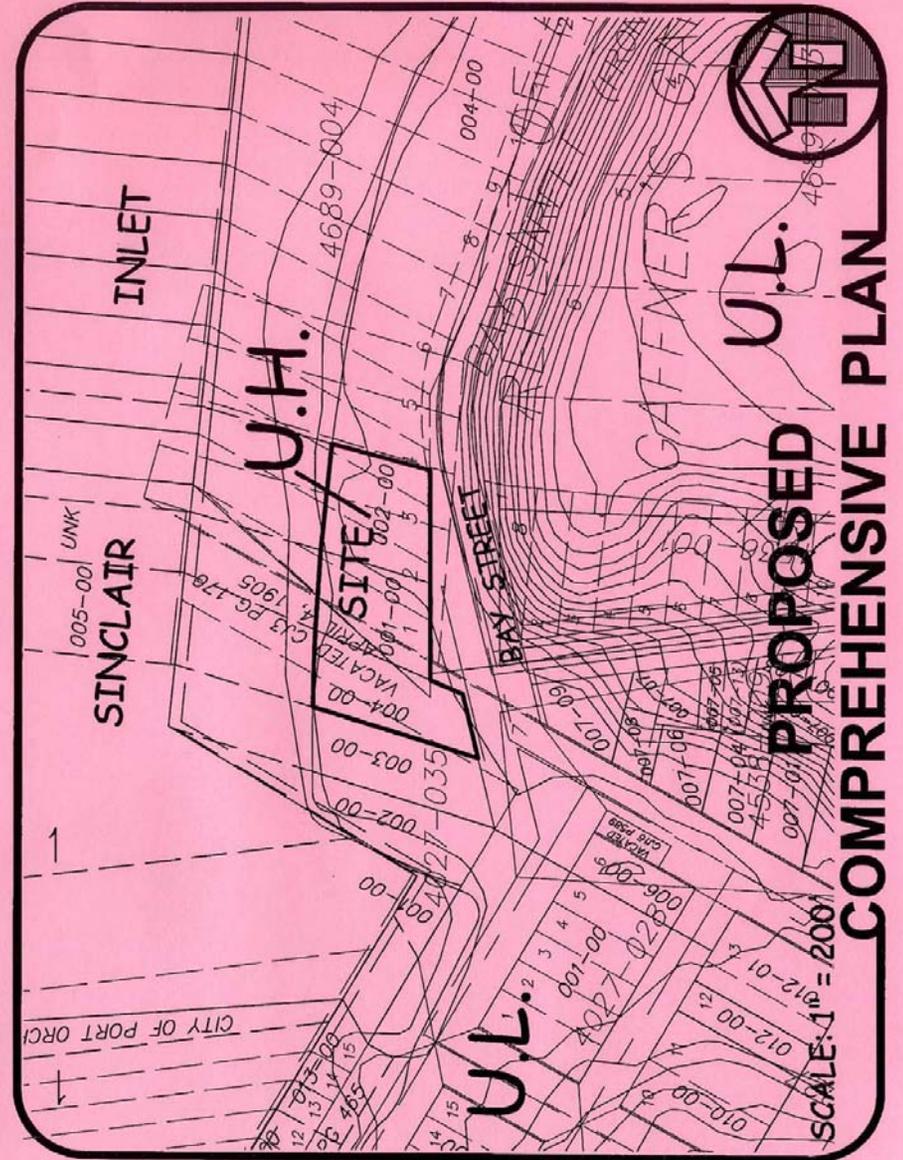
Which County planner have you been working with (if any) \_\_\_\_\_

Is this request a result of an enforcement action? N Yes

Would you like a preliminary meeting with County Planning staff? No Yes

Provide the times and dates of Sub-Area Citizen Working Groups or Committee meetings you have attended:  
Nearly all of them by William M. Palmer

Note: Please provide a map clearly depicting the location of the parcel associated with this request, include its surrounding area.



RECEIVED

FEB 08 2006

KITSAP COUNTY DEPT OF COMMUNITY DEVELOPMENT

2/5/06

Dale Hunt  
9291 W. Belfair Vly. Rd  
Brewerton, WA 98312

To Folks at SK Post Orchard Comments,

23-1 I disagree with any proposals to increase the urban growth area of South Kitsap, until a comprehensive study is done that would include quality of life issues. I have witnessed increased traffic congestion and strip mall mentality that follows increased housing density here in Kitsap County. My quality of life has not improved as a result of this.

23-2 A person promoting urban growth development may trumpet increased land value or a business owner may want increased clientele in closer proximity to his business. But I think the rural setting and charm here in Kitsap County is being vastly harmed. I do not wish to see our area become another satellite city of Seattle.

23-3 Greater population density does not directly enhance one's quality of life. With increased population comes the infrastructure necessary to adequately care for people. More police officers, more schools, more health care services, increased environmental controls, more government employees to handle the load of regulations, and more efficient traffic routing will all be necessary. I doubt that the money generated by a greater population density could adequately provide for this proposed influx of people without denegrating the quality of our lives further.

23-4 I would however be willing to consider a plan that initially concerns to living

RECEIVED

FEB 08 2006

23-4

conditions of current residents before implementing any density change.

Thanks for listening

Sincerely,

Dale Hunt

James,

Hopefully this reaches you in time to be submitted as comment. It is still the 6th of February. I would prefer it if you would leave my comments as anonymous. I have to work with a few of the members of the Citizen Advisory Board who worked hard to sway the committee. The two paragraphs below are my comments.

24-1 "To me, and others in the community that I have spoke with, moving our urban growth area such a long ways from sewer and water services is pointless and will only hurt the community in the long run. Our rural area is already enough of a hodgepodge of large and small lots. A large expansion of the UGA is only going to make this more apparent. We need to focus on expanding housing densities within the current city and UGA and probably some small expansions of the overall UGA only in directions where sewer and water services are readily available or could conceivably be so in the near future. Condominiums are the wave of the future for this area. The community is getting older, the baby boomers are retiring and easy living condos are what people want today. I have been involved in the real estate business in this area for the past 10 years and this is what I am seeing.

24-2 For the last 5 years there have been virtually zero condominiums available for sale in South Kitsap, people have been wanting them and have been unable to find them because there is virtually no land available with density high enough for developers to build condominiums.

24-3 I have lived in South Kitsap my whole life and my family has been here for over 100 years. I love this community. I hope my family will still want to live here another 100 years from now. Let's grow up not out. Please reject all four alternatives and come up with a plan that makes sense."

**RECEIVED**  
**FEB 06 2006**  
 KITSAP COUNTY DEPT OF  
 COMMUNITY DEVELOPMENT

Jerome and Judy Mischel  
 1933 S.W. Berry Lake Road  
 Port Orchard, Wa. 98367  
 Phone 876-3714

Kitsap County Planning Commission and  
 Port Orchard Planning Commission  
 C/O James Weaver, Project Manager  
 Mail Stop 36  
 61114 Division Street  
 Port Orchard, Wa. 98366

Dear Members of Kitsap County and Port Orchard Planning Commissions:

As members and landowners of the Berry Lake neighborhood of South Kitsap, we wish to express our support for Land Use Alternative Plan Number Four for the Port Orchard/South Kitsap Sub Area Plan for the following reasons:

1. The Berry Lake, Old Clifton Road and Anderson Hill Area have good access to Highway 16 via both the Tremont and Sedgwick Interchanges. Access to the City of Port Orchard is also good via Old Clifton, Berry Lake Road and Pottery Avenue.
2. The Area could provide Residential opportunities close to present and proposed Industrial Areas off Old Clifton, making a very short commute for workers employed at those sites.
3. The Area is very close to Business Park/HTC/Regional Commercial proposed along Sidney Road S.W. in Land Uses Alternatives Numbers 2, 3 and 4, again providing residential opportunities within a very close commuting distance to places of employment.
4. The Berry Lake, Old Clifton, Anderson Hill Area is currently very close to schools (Sidney Glen Elementary, Cedar Heights Middle School and the future proposed school site at Old Clifton and Fiegley Roads).
5. Soil Survey Types, as shown by U.S. Department of Agriculture and Soil Conservation Surveys, show much of the area to contain very gravelly, sandy loam and fine sandy loam soils which provide good drainage for urban development. There does exist small areas which, under best land management practices, should not be developed and these could provide interspersed open spaces among developed areas.

## COMMENT LETTER NO. 25

- 25-1
6. Water mains have recently been placed along Anderson Hill Road. Water is available at the intersection of Sidney and Berry Lake Road, also on Old Clifton out to the Youth Service Center. Sewer lines also run along Old Clifton Road to McCormick Woods. Natural gas is currently available on Berry Lake and Old Clifton Roads. While this does not constitute complete infrastructure, the close proximity is a positive factor.
  7. Alternative 4 allows room for growth over a number of years, avoiding the constant four and five year struggle over land zoning. We know not every parcel will be developed, nor should they be. We must avoid taxation, which forces development, allowing some landowners to maintain larger parcels, if so desired.
  8. We realize some oppose development in our area, but they do not necessarily represent some of the senior members, who have paid taxes on larger parcels for many years, in hopes that they could subdivide, providing security in their senior years. In some cases, they have previously short platted to provide parcels to children and family members. This is no longer possible for us, under Urban Reserve Zoning – one home per 10 acres.

In conclusion, our only reservation with Alternative 4, is the inclusion of property East of Old Clifton as Industrial Zoning, which is currently being developed as one-acre homsites. We feel this area is not available for industrial zoning and therefore, this acreage should be transferred to another nearby location. One only needs to visit the Industrial Park on Old Clifton to see the need and opportunities for employment such a site can create.

Thank you for your consideration and the opportunity to express our concerns,

*Jerome D. Mischel*



# **LIST OF COMMENTERS**

- 1 – Alison O’Sullivan, The Suquamish Tribe, Fisheries Department**
- 2 – Tim Gates, Department of Community, Trade, and Economic Development**
- 3 – Jeff Davis, Washington Department of Fish and Wildlife**
- 4 – Joanne Long-Woods, City of Port Orchard Planning Department**
- 5 – Joanne Long-Woods, City of Port Orchard Planning Department**
- 6 – Christopher Hugo, City of Bremerton Department of Community Development**
- 7 – Tom Nevins, Charlie Burrow, Tom Donnelly, Kitsap Citizens for Sound Planning**
- 8 – Doug Skrobut, McCormick Land Company**
- 9 – Fred Depee**
- 10 – Jerry Harless**
- 11 – Curt Halsan**
- 12 – Steve Cochran**
- 13 – Constance Boustead**
- 14 – Don Ryan**
- 15 – Loren Olsen**
- 16 – Ruthie Wrothwell**
- 17 – Jessica Johnson**
- 18 – Ken and Clarice Mischel**
- 19 – Jerry Harless**
- 20 – Charlie Burrow and Tom Donnelly, Kitsap Citizens for Sound Planning**
- 21 – Craig L. Jones, Pinnacle Real Estate Law Group**
- 22 – William Palmer, W.M. Palmer Consultants**
- 23 – Dale Hunt**
- 24 – Anonymous**
- 25 – Jerome and Judy Mischel**



# UPDATED RESPONSES TO COMMENTS

## Comment Letter No. 1 – The Suquamish Tribe (Alison O’Sullivan)

- 1-1** Chapter 1, Section 1.2 in the May 2006 Port Orchard/South Kitsap Preliminary Final Environmental Impact Statement (EIS) provides an overview of the organization. The May 2006 Port Orchard/South Kitsap Preliminary Final EIS is an integrated State Environmental Policy Act (SEPA) and Growth Management Act (GMA) document prepared pursuant to WAC 197-11-210. As such, the document combines the processes and supporting analyses required under both GMA and SEPA. The integration of the documents is intended to help decision-makers select an alternative and ensure that adoption of the final Sub-Area Plan incorporates measures to fulfill the goals for GMA while identifying and mitigating probable significant adverse environmental impacts under SEPA.

Please note the May 2006 Port Orchard/South Kitsap Sub-Area Plan Preliminary EIS, as well as other sub-area plans have been incorporated into the 10-Year Update and Preferred Comprehensive Plan. As such, many elements of the Port Orchard/South Kitsap Sub-Area Plan have been reorganized into several volumes, with the Port Orchard/South Kitsap Sub-Area Plan policies represented in Chapter 13 in Volume I: Comprehensive Plan Policy Document. An overview of organization can also be found in the Section 1.5 of the Final Comprehensive Plan.

- 1-2** We apologize for the mistake with your name. It has been corrected in the Acknowledgements section of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS. The acknowledgement of tribal input has been relocated so that it is clear the Tribe was not a member of the Citizen Advisory Group.
- 1-3** The referenced policy has been modified to clarify the definition of natural systems as features such as swales, stormwater cascades, small wetland ponds, larger landscaped areas and smaller paved areas. These features help reduce the quantity and speed of the runoff from developed sites.

In regards to the 10-Year Update and Preferred Comprehensive Plan Policy Document, Policy EP-3.8 has been modified as mention above and renumbered to state:

Policy POSK-63 Require that development projects manage stormwater quantity in a way that approximates the natural hydrologic characteristics of the sub-area, while ensuring that all stormwater receives adequate treatment before discharge or groundwater infiltration.

- 1-4** Your comment regarding the Goal EP 4.1 and coordination with the Tribes is noted; this goal is included as Policy POSK-78 in the 10-Year Update Chapter 13. Please note that Kitsap County reaffirms its intention to improve communications with the Tribe and to coordinate efforts and ensure timely and effective participation in planning processes involving Tribal concerns.

As part of the 10-Year Update, the Preferred Comprehensive Plan Policy Document, revises Policy UGA-3 and -4 into three separate policy statements as follows:

Policy LU-4 Coordinate with the cities and Tribes, using the KRCC as a forum to

establish updated population forecasts and distributions to reflect RCW 43.62.035 (Determining Population Projections).

Policy LU- 5 Monitor and review land capacity, and development trends occurring within UGAs annually.

Policy LU-7 Evaluate the assumptions contained in the County's Updated Land Capacity Analysis annually.

The Preferred Comprehensive Plan Policy Document also renumbered Goal EP 4.1 to Goal 15 under Volume I: Comprehensive Plan, Chapter 13. The Preferred Plan retains this language as noted in the Port Orchard/South Kitsap Sub-Area Plan Preliminary Final EIS and states:

Goal 15: Protect and sustain the sub-area's natural environment through preservation and enhancement of those features critical to fish and wildlife species and habitat.

Please also note that throughout the Preferred Comprehensive Plan Policy Document, the need to coordinate with local tribal governments is stated. Please see Responses to Comments, Letter 9 in the 10-Year Update Final Environmental Impact Statement (FEIS), Chapter 5.

- 1-5** The County recognizes the importance of coordinating with the Suquamish Tribe on the identification and preservation of cultural resources. The paragraph following the Goal #13 statement has been revised to include coordination with the Tribe to identify and preserve sites of historic and archaeological significance to the Suquamish Tribe. Additional information has been provided about the policies in the Kitsap County Comprehensive Plan that will apply to the Port Orchard/South Kitsap Sub-Area. Because the Port Orchard/South Kitsap Preliminary EIS is a nonproject level evaluation of the environmental impacts of the proposed land use changes in the sub-area, a site-specific analysis of cultural resources is not appropriate. The statement that "no lands of historical or archaeological significance have been identified" has been deleted from the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.

In addition, 10-Year Update Volume II: Draft Environmental Impact Statement (DEIS), Section 3.2.4 provides cultural and archaeological resource analysis for the county as a whole.

- 1-6** Reasonable measures must be applied when the designated urban area is not able to accommodate its allocation of growth because the plan densities are not being achieved. In the case of the Port Orchard/South Kitsap Sub-area Plan, the expanded UGA is for the additional growth allocation, beyond what the existing UGA is planned to accommodate. Whether to expand the UGA based on the additional allocation is a policy decision of the Board of County Commissioners so long as the plan establishes urban densities and balances the other goals and requirements of the GMA.

As part of the 10-Year Update, the Port Orchard/South Kitsap UGA, as well as other unincorporated UGAs, apply new and augmented reasonable measures. Please see Volume I, Chapter 2, Section 2.3.3 of the Final Comprehensive Plan and FEIS, Appendix C. A quantitative assessment of existing reasonable measures (Resolution 158-2004) has been analyzed and noted in FEIS Appendix C (similar to DEIS Appendix H).

- 1-7** The County agrees that development and the resulting increase in impervious surfaces can impact wetlands. These activities are generally considered indirect impacts because they do not take place directly in the wetland. Increased runoff from impervious surfaces or increased density is considered an indirect effect to wetlands because the activity occurs off-site. Where appropriate, the text in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS has been revised to clarify.
- 1-8** The purpose of the regulations you cite is to minimize impacts to natural systems. Stormwater regulations minimize impacts of increased development on streams and wetlands. Critical areas regulations are intended to protect the functions and values of wetlands, streams, and other designated critical areas. It is acknowledged in the Sub-Area Plan / EIS that there will be some unavoidable impacts to natural areas as a result of continued development in the Sub-Area. See Sections 5.3.4 and 5.4.4 of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.
- 1-9** References to isolated wetlands have been removed and reflected in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.
- 1-10** This paragraph has been revised based on the information provided and reflected in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.
- 1-11** The May 2006 Port Orchard/South Kitsap Preliminary Final EIS has been revised to include the new Kitsap County Critical Areas regulations that were adopted in December 2005. Your comments regarding the effectiveness of buffers are noted.
- 1-12** Table 5.3-3 has been revised in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS to reflect the newly adopted stream buffer requirements and stream types.
- 1-13** Kitsap County has not adopted Ecology's 2005 Stormwater Manual, but the County's Stormwater Manual includes erosion control techniques and design standards that are similar to the Ecology Manual. Adoption of the 2005 Manual is not part of the Sub-Area Plan and would require separate County action. The Kitsap County Board of Commissioners has requested additional studies of potential impacts of adopting the Ecology Manual. Your comments regarding runoff control and treatment provided by the 2005 Manual are noted.
- 1-14** The Gray Whale is not federally or state listed at this time. The gray whale is a state sensitive species and still receives protection under the Marine Mammal Protection Act (MMPA). This has been noted in the in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.
- 1-15** Your comment regarding the potential for lower density development adjacent to critical areas is acknowledged. The methodology used in the Sub-Area Plan / EIS for evaluating the available land capacity in relation to the Critical Area Ordinance (CAO) constraints was identified in the Updated Land Capacity Analysis (ULCA) methodology and was published in Appendix A of the Port Orchard / South Kitsap Scoping Report and Description of the Land Use Alternatives. The approved methodology identified the acres within the study area with CAO coverage and estimates the net impact of those critical areas on the parcel's development potential by deducting the portions of the affected parcels assumed to be unavailable for development due to the provisions of the CAO. These calculations are based on the same CAO "reduction factor" assumptions recommended by the Board of County Commissioners for use in the Urban Residential ULCA on April 25, 2005.

For all alternatives in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS, the Urban Restricted (1 to 5 units per acre depending on individual parcel constraints) zoning classification was applied to any parcels identified to possess more than fifty percent (50%) critical areas on site. It was intended to allow for lower density development adjacent to critical areas and would result in reduction of impacts directly adjacent to critical areas.

- 1-16** See the responses to Comments 1-13 and 1-15. Although the retention of open space does not fully mitigate the impacts of increased development, it does provide some reduction of impacts.
- 1-17** Your comment regarding coordination with the Tribe is noted. Please note that Kitsap County reaffirms its intention to improve communications with the Tribe and to coordinate efforts and ensure timely and effective participation in planning processes involving Tribal concerns. Please refer to Comment 1-4.

**Comment Letter No. 2 – Washington Dept. of Community, Trade and Economic Development (Tim Gates, Senior Planner)**

- 2-1** Your comment regarding the Sub-Area Plan adoption process is noted. We appreciate the Washington Department of Community, Trade, and Economic Development's timely review of this programmatic proposal.
- 2-2** Your comment regarding the Sub-Area Plan adoption process is noted. The County will forward the adopted Sub-Area Plan to CTED and other commenting agencies in accordance within 10 days of adoption.

**Comment Letter No. 3 – Washington Dept. of Fish & Wildlife (Jeff Davis)**

- 3-1** High densities and a small expansion area were both evaluated within the range of alternatives analyzed. Alternative 4 in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS increased densities within the existing UGA, and Alternative 1 did not expand the area of the UGA. Planning Commissioners compared all impacts of the different alternatives and recommended an alternative that best met the community's goals. See the response to Comment 1-6 regarding reasonable measures.
- 3-2** In developing the Sub-Area Plan for Port Orchard's UGA, the size of the new UGA was determined through a community process informed by a land capacity analysis and consistency with Kitsap County's countywide policies for designating UGAs. Please see Volume I, Chapter 2, Section 2.3.3 of the Final Comprehensive Plan and FEIS, Appendix C for discussions on reasonable measures, as well as Response to Comment 11 in Letter 129 in the 10-Year FEIS, Chapter 5.

In addition, the 10-Year Preferred Alternative for the Port Orchard/South Kitsap UGA removes the Neighborhood Commercial expansion along Mile Hill Drive and converted large portions of the Bethel corridor from Highway/Tourist Commercial to mixed use. This Mixed Use designation provides additional opportunities for affordable and multi-family housing in the Port Orchard area than previously analyzed in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.

**3-3** High densities and a small expansion area were both evaluated within the range of alternatives analyzed. Alternative 4 as analyzed in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS increased densities within the existing UGA, and Alternative 1 did not expand the area of the UGA. Planning Commissioners compared all impacts of the different alternatives and recommended an alternative that best met the community's goals.

Please also refer to Response to Comment 3-2, as well as the 10-Year FEIS, Chapter 5, Responses to Comments, Letter 9, Suquamish Tribe and Responses to Comments, WDFW Letter 10.

**3-4** Your comment regarding the CAO and the jurisdictional differences between the Kitsap County CAO and the City of Port Orchard CAO is noted. Kitsap County, as the lead agency for the proposed action and the jurisdiction responsible for all unincorporated lands within the Urban Growth Area, on December 2005, adopted an updated CAO ordinance, applied to the analysis of the Preferred Alternative in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS. Please also note the 10-Year Comprehensive Plan Update has included this regulatory update as well.

**3-5** See the response to Comment 1-13 regarding adoption of the 2005 Ecology Stormwater Manual.

**3-6** Comment noted. Section 5.4.4 of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS includes a discussion of Unavoidable Adverse Impacts to fish and wildlife resources and diversity that could result from future development within the sub-area. Additional information has been added to Section 5.4.4 regarding altered vegetative and hydrologic conditions resulting from development.

**3-7** Your comment regarding the Transfer Development Program is noted. As part of the 10-Year Update, revised, new and renumbered Transfer of Development Rights goal and policy statements have been incorporated into Volume I: Comprehensive Plan Policy Document and implementing development regulations. Specifically, this language can be viewed in Section 3.2.8 of the Comprehensive Plan and Volume III: Development Regulations, Titles 17 and 21.

**3-8** Your comments in support of the retention of open space, recreation and resources protection areas are noted. As part of the 10-Year Update, this new policy is referenced in Chapter 13 of the Preferred Comprehensive Plan, Policy POSK-93.

**3-9** Your comment regarding the implementation of Low Impact Development Standards and support of adoption of the 2005 Department of Ecology Stormwater Manual is noted. The Kitsap County Surface and Stormwater Management Program has been implemented to ensure adequate stormwater regulation, planning, maintenance, and capital improvement. See the response to Comment 1-13 regarding County adoption of the Ecology Manual. Please also refer to the Preferred Comprehensive Plan, Volume I of the 10-Year Update, specifically, Chapter 2, policies LU-158 through LU-162.

**3-10** See the response to Comment 1-3.

**3-11** Comments noted. The City appreciates the offer of WDFW assistance in the inventory of wetlands in the City limits.

- 3-12** Your comment regarding the implementation of Low Impact Development Standards is acknowledged. Please also refer to the Preferred Comprehensive Plan, Volume I of the 10-Year Update, specifically, Chapter 2, policies LU-158 through LU-162.
- 3-13** General mitigation measures have been added to each section. Also, additional reference has been made to mitigation measures.
- 3-14** Adoption of LID standards has been added to the list of possible mitigation measures.
- 3-15** The referenced text has been changed from “Blackberry” Creek to “Blackjack” Creek. A sentence has been added acknowledging the importance of the wetlands as a wildlife corridor.
- 3-16** The May 2006 Port Orchard/South Kitsap Preliminary Final EIS acknowledges increased levels of impervious surface as an unavoidable adverse impact of development. Your comments regarding the nature of those impacts are noted.
- 3-17** The May 2006 Port Orchard/South Kitsap Preliminary Final EIS is a nonproject level evaluation of proposed land use changes in the sub-area and countywide. As such does not require a detailed analysis of potential impacts of each alternative. The primary differences between the proposed alternatives relate to the size of the UGA. The type and distribution of the proposed land uses do not significantly differ between the alternatives. Potential impacts resulting from future development do not differ significantly other than in magnitude given the size of the UGA and proximity to fish and wildlife resources.

Since the publication of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS, a modified version alternatives has been included as part of the 10-Year Update. One of the key modifications included in this alternative is the connection to Long Lake to allow extension of sewer service to the area. This will provide the potential for future improvements to lake water quality.

As part of the 10-Year Update, the Preferred Alternative for the Port Orchard/South Kitsap UGA includes expansion to the Long Lake area to provide opportunities for extension of wastewater service. Please also refer to the MyKitsap.org website to view a copy of the Kitsap County Board of Commissioners (BOCC) approved Preferred Alternative for the Port Orchard/South Kitsap UGA.

- 3-18** The discussion of aquatic habitats and salmonids has been updated in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS to incorporate the information provided in your letter as well as information from the Salmon Refugia Report (2003) and the Lead Entity Watershed Rankings (2005).
- 3-19** See the responses to Comments 1-11 and 1-12 regarding the revised Kitsap County Critical Areas Ordinance. Your comments regarding buffer reductions are noted.
- 3-20** Comment noted. Section 5.4.4 of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS identifies those impacts that are likely to be unavoidable as a result of the proposed action. Existing regulations, such as the CAO, include avoidance and minimization as mitigation for development near critical areas. Enforcement of those regulations will help mitigate potential impacts.
- 3-21** See the response to Comment 3-2.

- 3-22** Your comments are noted. See the response to Comment 1-13 regarding adoption of the stormwater manual.

**Comment Letter No. 4 – City of Port Orchard Planning Department (Joanne Long-Woods, AICP, Director)**

- 4-1** Comment noted. The comment period was extended per your request.
- 4-2** Comment noted.

**Comment Letter No. 5– City of Port Orchard Planning Department (Joanne Long-Woods, AICP, Director)**

- 5-1** Your comment regarding the special meeting of Port Orchard City Planning Commission on January 30, 2006 is noted. The Port Orchard City Planning Commission recommended Alternative 2, as analyzed in the Draft Sub-Area Plan/EIS with three minor changes:

1. Adding the Berry Lake area south of Old Clifton Road
2. Adding a small section (triangular lot south of Old Clifton Road) next to McCormick Woods / ULID#6 UGA
3. Adding a small section east of Phillips Road.

That recommendation was presented to the Kitsap County Planning Commission for consideration at their meeting on February 14, 2006. At this time, the Kitsap County Planning Commission selected Alternative 2 as the Preferred Alternative with a modification extending the UGA east toward Long Lake to provide the opportunity to extend sewer service to the Long Lake area to address water quality issues in the lake. The Kitsap County Planning Commission considered the modifications recommended by the Port Orchard Planning Commission, but did not approve a vote to adopt those modifications. This analysis is noted in the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.

Please also refer to Response to Comment 1-1 and the MyKitsap.org website to view a copy of the BOCC approved Preferred Alternative for the Port Orchard/South Kitsap UGA.

**Comment Letter No. 6 – City of Bremerton Department of Community Development (Chris Hugo, Director)**

- 6-1** Your comments regarding the maintenance of distinct community identities and the interface and alignment in the provision of urban services between jurisdictions are noted. We appreciate the City of Bremerton's timely review of this programmatic proposal.
- 6-2** Your comments regarding the reduction of urban sprawl and promotion of urban separators and/or greenbelts between jurisdictions are noted. We appreciate the City of Bremerton's support of these urban planning concepts.
- 6-3** Your comments regarding the clarification of urban separators and references to the four main points including conformance with the 2004 Countywide Planning Policies, the geographic preference for an urban separator, proposed land use designations for urban separators, and description of future annexation areas between jurisdictions are noted.

- 6-4** Comment noted. Coordination of utility services with the City of Bremerton is important. Under the Preferred Alternative the City of Port Orchard water and sewer, Annapolis Water District, and Karcher Creek Sewer District will provide water distribution and wastewater collection and treatment services to the expanded UGA area. The City of Port Orchard will maintain its wholesale intertie with the City of Bremerton.

**Comment Letter No. 7 – Tom Nevins/Kitsap Citizens for Responsible Planning/Charlie Burrow and Tom Donnelly**

- 7-1** The alternatives were intended to provide a range of potential densities that responded to both requirements of the GMA. Several alternatives were analyzed in the Draft Sub-Area Plan/EIS; specifically Alternative 4 was evaluated using higher densities than are currently zoned within the existing UGA, closer to the urban center, rather than within the expanded UGA as a means to achieve a more compact urban form.

Please also note, after inclusion of the Port Orchard/South Kitsap Sub-Area Plan into the 10-Year Update, the Planning Commission recommended and BOCC approved, with revisions in a Preferred Alternative for the Port Orchard/South Kitsap UGA. These approved revisions include: 1) Conversion of Highway/Tourist Commercial along the Bethel Corridor to Mixed Use, 2) UGA retraction near Baby Doll and Mountain View Roads, and 3) UGA restriction of Neighborhood Commercial from Mile Hill Drive.

Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

- 7-2** Additional industrial lands within the UGA were deemed necessary to attain an equal job to housing balance, which is important to reduce travel times.
- 7-3** Strip commercial is typically characterized as small to medium sized developments with a few tenants on a shallow parcel with parking along a major arterial. There is existing strip commercial in the sub-area and under this plan there likely will be more developed. This can be addressed in several ways: design guidelines related to site design, landscaping, placement of parking, limited access points, signage, or a more concentrated development pattern. There are policies in the proposed plan that encourage the development of more concentrated centers and these can be implemented through changes in the City or County land use regulations. See also Response to Comment 7-1 regarding application of Mixed Use designations to the Bethel Corridor.
- 7-4** The County's development regulations for stormwater management and critical areas will require new development to take measures to avoid adverse impacts to critical areas including frequently flooded areas such as areas surrounding Converse Avenue. While critical areas are not ideal lands to include within urban areas, avoiding them entirely is not always practical, and they often provide valuable natural areas within urban areas. In addition, development of the regional stormwater facility and conveyance system for the Converse Avenue Area shown in Figure 6.5-7 in the Port Orchard/South Kitsap Sub-Area Plan/EIS will allow peak flow to be removed from the closed depression. The project has been added to the SSWMP Capital Facilities Plan and is planned for construction in 2008 and 2009.
- 7-5** The City of Port Orchard has had several inquiries from property owners around the Sedgwick intersection who see the adjacency to SR-16 as an asset for commercial

development. The addition of impermeable surfaces will be regulated by land use and stormwater regulations, either City or County, for new development if and when that development occurs. Wetlands will be protected by City or County CAOs.

- 7-6** Adequate provision of infrastructure is required before building permits are issued per Kitsap County Code Chapter 16.24.
- 7-7** The Port Orchard / South Kitsap Sub-Area Plan / EIS was initiated through an initial memorandum of agreement with the City of Port Orchard on July 2003 and an Interlocal Agreement for cost sharing in July 2004, prior to the most recent Central Puget Sound Growth Management Hearings Board orders. Kitsap County is dedicated to completion, adoption, and implementation of a Preferred Alternative and related sub-area plan for the Port Orchard/South Kitsap UGA in a manner that is consistent with the GMA, and in compliance with any orders from either the Central Puget Sound Growth Management Hearings Board, Superior Court, or Washington Supreme Court. Please refer to Section 2.2 The Planning Process, of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS for additional information related to this comment. See Response to Comment 1-1.

Please also refer to the DEIS, FEIS and Preferred Comprehensive Plan for the 10-Year Update for updated analysis assumptions, public involvement process, etc.

- 7-8** See the response to Comment 7-1.
- 7-9** See the response to Comment 7-2.
- 7-10** See the response to Comment 7-3.
- 7-11** See the response to Comment 7-4.
- 7-12** See the response to Comment 7-5
- 7-13** See the response to Comment 7-6.
- 7-14** See response to Comment 7-7. Your comments regarding the Central Puget Sound Growth Management Hearings Board decisions and the Kitsap County Comprehensive Plan are noted.
- 7-15** See the response to Comment 3-2.
- 7-16** This Sub-Area Plan is in accordance with RCW 36.70A.130 and the recent Growth Management Hearings Board order to review and revise designated urban growth areas to provide sufficient area and densities to accommodate the urban growth projected to occur during the succeeding 20-year period. Please also refer to Response to Comment 1-1.
- 7-17** On October 25, 2004, Kitsap's Board of County Commissioners identified measures they deemed reasonable to direct growth to urban areas. The effectiveness of several reasonable measures has been applied to increase achieved densities is being analyzed as part of the 10-Year Update of the Comprehensive Plan. The Sub-Area Plan will be adopted as part of the 10-year Update, and 10-Year Update FEIS Appendix C provides a quantitative analysis of existing reasonable measures (Resolution 158-2004), as well as implementation of new or expanded reasonable measures.
- 7-18** A land capacity analysis was performed under this Sub-Area Plan, and as part of the 10-Year Update, to review and revise the designated urban growth area to ensure it could

accommodate the urban growth projected to occur in an area over the next 20 years.

- 7-19** When the County began the sub-area plan process for South Kitsap/Port Orchard UGA, it was not aware the 10-Year Update would be required so soon. Although the Sub-Area Plan builds on the 1998 plan, it has been incorporated into the 10-Year Update with modifications as appropriate to ensure consistency.
- 7-20** See the response to Comment 7-19. Deferral of adoption of the Sub-Area Plan is at the discretion of the BOCC.

#### **Comment Letter No. 8 – Doug Skrobut**

- 8-1** Your comment regarding transportation concurrency is noted. The Kitsap County 1998 Comprehensive Plan regarding Level of Service (LOS) and concurrency allows for 15% of the arterial and collector road miles to be out of compliance at any one time. Presently the percentage of roadways below standard is about 4.3% (See 10-Year Update DEIS, Section 3.2.6), well within the 15% limit. Modeling efforts countywide indicate that the primary congestion problems are focused in Silverdale (Bucklin Hill, Ridgetop and Silverdale Way).
- 8-2** Your comments and recommendations regarding the transportation analysis and forecasted roadway LOS are acknowledged. Please refer to Table 3 of Appendix D – Travel Demand Modeling Methods and Results for additional data on forecasted roadway LOS of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.

Please also note updated analysis of the forecasted LOS can be found in the 10-Year DEIS and FEIS, Section 3.2.6.

- 8-3** Your comments and recommendations regarding the transportation mitigation and the requirement of project based impact analysis and mitigation are acknowledged. As development within the sub-area progresses, development review will be required by Kitsap County on a project specific basis to further define mitigation measures necessary to minimize adverse impacts.

Please also note updated analysis of the potential transportation mitigation measures can be found in the 10-Year DEIS and FEIS, Section 3.2.6.

- 8-4** Your comments regarding the document organization of transportation analysis, mitigation, and modeling data are noted.
- 8-5** Your comments regarding the transportation analysis and the LOS for existing roadways are acknowledged. The discrepancy in LOS appears to relate primarily to the analysis methodology employed (i.e., road segments versus intersections). In the context of the methodology employed in the Sub-Area Plan /EIS, the LOS calculations for the roadway segments appear accurate.

Please also note updated analysis of identified number of deficiencies can be found in the 10-Year DEIS and FEIS, Section 3.2.6.

- 8-6** Your comments regarding the transportation analysis and the LOS for existing roadways and the proposal for lowering urban roadway capacity thresholds are noted. Please also note updated analysis can be found in the 10-Year, DEIS, Section 3.2.6.
- 8-7** Your comments regarding the transportation analysis and the County standards for LOS are noted.

### **Comment Letter No. 9 – Fred Depee**

- 9-1** Your comment regarding the accuracy of mapping of a Baker Road parcel is noted. Please refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

### **Comment Letter No. 10 – Jerry Harless**

- 10-1** Your comment regarding the Updated Land Capacity Analysis (ULCA) is noted. The methodology for evaluating the available land capacity was identified in the Updated Land Capacity Methodology and was published in Appendix A of the Port Orchard/South Kitsap Scoping Report and Description of the Land Use Alternatives. The approved methodology identified the acres within the study area and the associated “reduction factor” assumptions recommended by the Board of County Commissioners for use in the Urban Residential ULCA on April 25, 2005.

In regards to the 10-Year Update, the ULCA methodology has incorporated the Central Puget Sound Growth Management Hearings Board decision for the Kingston Sub-Area Plan. Updated and comparative analysis of the impacts of this decision for all unincorporated UGAs can be found in the DEIS, Section 3.2.3. Please also refer to Response to Comment 6 Letter 129 of the 10-Year FEIS, Chapter 5.

- 10-2** See the response to your Comment 10-1 regarding the Updated Land Capacity Analysis. The Port Orchard/South Kitsap Scoping Report and Description of the Land Use Alternatives including Appendix A was accepted and approved by the Port Orchard City Council on September 26, 2005.
- 10-3** Thank you for your comment regarding the ULCA tables for each of the Port Orchard/South Kitsap Sub-Area Plan Land Use Alternatives. The detailed analysis and results of the ULCA for each of the land use alternatives is provided in Section 6.1, Land and Shoreline Use of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.
- 10-Year Update FEIS Appendix B contains the summary buildable lands calculations for reference for the Preferred Alternative. Please also refer to Response to Comment 17, Letter 129 of the 10-Year FEIS, Chapter 5.
- 10-4** Your comment regarding the Land Capacity Analysis utilized for the 1998 Kitsap County Comprehensive Plan is noted. Please refer to Response to Comment 10-1 and 10-3.

### **Comment Letter No. 11 – Curt Halsan**

- 11-1** Your comment regarding the map correction of a Perdemco Avenue parcel. Please refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

### **Comment Letter No. 12 – Steve Cochran**

- 12-1** Corrections noted. An ADT of 16,607 and capacity of 16,300 with V/C 1.02 is correct. Table 6.4-1 has been corrected to reflect an ADT of 16,600. Please also note updated

analysis can be found in the 10-Year, DEIS, Section 3.2.6.

**12-2** The differences in ADT are noted. Traffic counts collected in October 2004 indicate volumes higher than those estimated in the 2004 Annual Traffic Report.

**12-3** Correction noted. The heading has been changed to “Capacity (vpd).”

#### **Comment Letter No. 13 – Constance Boustead**

**13-1** Your comment regarding the inclusion of a Sidney Road parcel in the Preferred Alternative is noted. Please refer to Appendix A – Land Use Reclassification Requests for explanation of the Land Use Reclassification Request process, a summary of the Land Use Reclassification Request public outreach for the community, and a matrix of the Land Use Reclassification Request criteria. On February 14, 2006, the Kitsap County Planning Commission voted to not include any of the Land Use Reclassification Requests in the recommended Preferred Alternative. Please see Figure 4-1 of the May 2006 Port Orchard/South Kitsap Preliminary Final EIS.

The 10-Year Update Preferred Alternative selected by the BOCC on November 6, 2006 did include this parcel in the Port Orchard/South Kitsap UGA, as Highway Tourist Commercial. Please refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

**13-2** Your comment regarding support for Land Use Alternatives 2, 3, and 4 for the Port Orchard / South Kitsap Sub-Area Plan / EIS is acknowledged.

**13-3** Your comment regarding support for Commercial Land Use designations for the Sidney Road segment between Highway 16 and Sedgwick Road is noted.

#### **Comment Letter No. 14 – Don Ryan**

**14-1** Your comment regarding the inclusion of both a Bethel Road parcel and Sedgwick Road parcel in the Preferred Alternative is noted. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

**14-2** Your comment regarding the inclusion of a specific Sedgwick Road parcel as a Land Use Reclassification Request in the Preferred Alternative is acknowledged. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

**14-3** Your comment regarding notification of any upcoming public meetings is noted. Your contact information was included on the “interested parties” list on May 31, 2005 and you have been provided regular contact and notification of any public meetings regarding this planning process.

#### **Comment Letter No. 15 – Loren M. Olsen**

**15-1** Your comment regarding the inclusion of a specific Phillips Road parcel as a Land Use Reclassification Request in the Preferred Alternative is noted. Please note the approved

10-Year Preferred Alternative for the Port Orchard/South Kitsap UGA retains this property outside the UGA as Rural Protection. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

#### **Comment Letter No. 16 – Ruthie Wrothwell**

- 16-1** Your comment regarding the specific intent and goals of the Citizen Advisory Group is noted. The Kitsap County Board of County Commissioners and the Port Orchard City Mayor appointed a Citizen Advisory Group comprised of a broad base of community residents, stakeholders and representative interests to evaluate these issues and propose a land use alternative to accommodate the proposed population growth.

The Citizen Advisory Group scrutinized the accommodation of growth based on the provisions of GMA while considering community values, environmental constraints, provision of services and infrastructure, and local land use and development patterns, ultimately voting and approving recommendations for accommodating the proposed population allocations.

This Citizen Advisory Group met biweekly through 2004 and 2005 and was provided the available technical information, maps, and data. Staff and consultants facilitated the evaluation of this data, the incorporation of the Updated Land Capacity Analysis information, the economic and employment analysis provided in the Population and Development Report, and the public comments provided in each of Public Meetings and Land Use Reclassification Requests to arrive at a group consensus for proposing Land Use Alternatives for evaluation. The Citizen Advisory Group recommended a Preferred Alternative on June 9, 2005 and the Land Use Alternatives in the Draft Sub-Area plan were a result of this community consensus process. The recommendation may not necessarily satisfy every property owner, but represents a consensus-based approach to resolving this difficult task.

- 16-2** The BOCC has approved, with revisions, modification of the 10-Year Alternative 2 as the Preferred Alternative. This alternative was selected as the Preferred Alternative that best met the requirements of GMA, Citizen's Advisory Group input, as well as public input at multiple opportunities. The Preferred Alternative includes UGA expansion to the east toward Long Lake. The extension will provide the opportunity to extend sewer service to the Long Lake Park and adjacent area to better address current and future water quality issues in the lake.

Please also refer to Responses to Comment Letter 171 in Chapter 5 of the 10-Year FEIS.

- 16-3** Your comment regarding the support of Land Use Alternative 4 in the Draft Sub-Area Plan/EIS is noted. Please refer to Comment 16-2.
- 16-4** The Port Orchard / South Kitsap Sub-Area Plan / EIS is intended to serve as a 20-year planning document for the future growth of the area and to assist the City of Port Orchard with identifying areas for future annexation. No action is required for citizens to maintain their existing use or structures on land that may change comprehensive land use designation through this Sub-Area Planning process. Any proposed changes to a given land use designation would only affect future development of that parcel.
- 16-5** Currently, developers pay for new infrastructure when development occurs.

**16-6** Your comment regarding the location of portions of Industrial land use designations in Alternative 4 in the Draft Sub-Area Plan is noted. The majority of any proposed industrial land use designations were originated based upon the adjacency to the existing City of Port Orchard industrial designated property and additionally based on the information received through the public comments provided during the scoping period and the Land Use Reclassification Request process. The Preferred Alternative approved in the 10-Year Update does not include any industrial designated land south of the Old Clifton Road right of way, and would not impact any parcels indicated that have recently been constructed with new housing.

Please also refer to Responses to Comment Letter 171 in Chapter 5 of the 10-Year FEIS.

**16-7** See the response to Comment 16-1.

**16-8** See the response to Comment 16-6.

**16-9** Your comment regarding the support of Land Use Alternative 4 in the Draft Sub-Area Plan/EIS is noted. See the response to Comment 16-2.

#### **Comment Letter No. 17 – Jessica Johnson**

**17-1** Your comment regarding the map correction of a Firecrest Drive SE parcel in the Land Use Alternative 2 and 3 in the Draft Sub-Area Plan/EIS is acknowledged. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

#### **Comment Letter No. 18 – Ken and Clarice Mischel**

**18-1** Your comment regarding the support of Land Use Alternative 3 or 4 in the Draft Sub-Area Plan is noted. See the response to Comment 16-2.

**18-2** Your comment that incorrect information was conveyed to the Citizen Advisory Group regarding the community desire to be included or excluded from the Urban Growth Area is noted. Throughout the Citizen Advisory Group meetings, residents from the Berry Lake area expressed comments that supported both inclusion and exclusion from the Urban Growth Area.

See the response to Comment 16-1 regarding the Citizen Advisory Group process.

**18-3** Comment noted.

**18-4** Your comment regarding the consensus of the Citizen Advisory Group is noted. See the response to Comment 16-1.

**18-5** See the response to Comment 16-2.

**18-6** Your comment regarding the inclusion of the Berry Lake area in the Preferred Alternative is noted. Analysis of the critical areas within the Berry Lake area through the Updated Land Capacity Analysis identified that more than one-third of the Berry Lake area was constrained by significant Critical Areas and may not have been developable. Please note on November 6, 2006, the BOCC approved a minor UGA extension to Long Lake as the Preferred Alternative. This Preferred Alternative did not include the Berry Lake area.

Please also refer to Response to Comment, Letter 146 of the 10-Year Update FEIS, Chapter 5.

**Comment Letter No. 19 – Jerry Harless**

- 19-1** The preferred UGA alternative for the Sub-Area Plan reflects the work of the Citizen’s Advisory Group and public input and meets the requirements of the GMA. The land capacity analysis performed for sizing the UGA used the minimum allowed urban densities to determine how much population could be accommodated within the different land use alternatives. Please also refer to Response to Comment 16, Letter 129 of the 10-Year Update FEIS, Chapter 5.
- 19-2** See the response to Comment 7-19.
- 19-3** High densities and expansion areas were evaluated within the range of alternatives analyzed. Alternative 4 in the Draft Sub-Area Plan/EIS increased densities within the existing UGA, and Alternative 1 did not expand the area of the UGA. Please also refer to Responses to Comments, Letter 129 of the 10-Year Update FEIS, Chapter 5.
- 19-4** Comment noted. The effectiveness of several reasonable measures that could be applied to increase achieved densities has been analyzed as part of the 10-Year Update. Please see FEIS Appendix C and Volume I Comprehensive Plan Section 2.3.3. Please also refer to Responses to Comments Letter 129 in the 10-Year FEIS, Chapter 5.
- 19-5** An additional policy mirroring many of the CAG’s proposed reasonable measures was incorporated into the Chapter 13 of the Preferred Comprehensive Plan, land use section, Policy POSK-2 and POSK-7 and -8. Please also refer to Responses to Comments Letter 129 in the 10-Year FEIS, Chapter 5.
- 19-6** See the response to Comment 7-1.
- 19-7** See the response to Comment 7-1.
- 19-8** Currently, developers pay for new infrastructure when development occurs. In the Preferred Comprehensive Plan, Chapter 13, Policy POSK-310 however encourages the County to work with Karcher Creek Sewer District to develop plans to connect all existing development within the UGA to sewers.
- Please also refer to Responses to Comments Letter 129 in the 10-Year FEIS, Chapter 5.
- 19-9** The Preferred Alternative for the Port Orchard/South Kitsap UGA reflects the work of the Citizen’s Advisory Group and public input at multiple public hearings that best achieves the goals of the community and meets the requirements of the GMA. CAG members were given UGA locational criteria to use in their development of their recommended alternative.
- 19-10** See the response to Comment 7-19.

## **Comment Letter No. 20 – Charlie Burrow and Tom Donnelly**

- 20-1** Comment noted.
- 20-2** See the responses to your previous letter, Comment Letter 7.
- 20-3** See the response to Comment 7-1.
- 20-4** See the response to Comment 7-3.
- 20-5** All new development is required to supply adequate infrastructure to serve new development at the time of development per Kitsap County Code Chapter 16.24.

Please also refer to Response to Comment 10 Letter 129, and Response to Comment 4, Letter 25, in the 10-Year FEIS, Chapter 5.

## **Comment Letter No. 21 – Craig L. Jones, Pinnacle Real Estate Law Group, PLLC**

- 21-1** Your comment regarding the inclusion of a specific Sedgwick Road parcel as a Land Use Reclassification Request in the Preferred Alternative is acknowledged. Please refer to the May 2006 Port Orchard/South Kitsap Preliminary Final EIS Appendix A – Land Use Reclassification Requests for explanation of the Land Use Reclassification Request process, a summary of the Land Use Reclassification Request public outreach for the community, and a matrix of the Land Use Reclassification Request criteria. The evaluations in the context of the 10-Year Update are also found in the 10-Year Update DEIS Appendix E. Please also refer to the MyKitsap.org to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.
- 21-2** Comment noted. Refer to Comment 21-1
- 21-3** Comment noted. The BOCC has recommended a modification of Alternative 2 in the 10-Year Update as the Preferred Alternative. This alternative was approved as the Preferred Alternative that best met the requirements of the GMA and as recommended by the Citizen’s Advisory Group and public input a multiple public hearings. The Preferred Alternative extends the UGA to the east toward Long Lake. The extension will provide the opportunity to extend sewer service to the Long Lake Park and adjacent area to better address current and future water quality issues in the lake.
- 21-4** Comment noted.
- 21-5** Comment noted. See the response to Comment 21-3.
- 21-6** Comment noted.
- 21-7** Comment noted. See the response to Comment 21-3.
- 21-8** Comment noted.
- 21-9** Comment noted. See the response to Comment 21-3.
- 21-10** Comment noted. See the response to Comment 21-3.

## **Comment Letter No. 22 – William M. Palmer, W.M. Palmer Consultants**

- 22-1** Your comment regarding the inclusion of a specific Retsil Area parcel as a Land Use Reclassification Request in the Preferred Alternative is acknowledged. Please refer to the May 2006 Port Orchard/South Kitsap Preliminary Final EIS Appendix A – Land Use Reclassification Requests for explanation of the Land Use Reclassification process, a summary of the Land Use Reclassification Request public outreach for the community, and a matrix of the Land Use Reclassification Request criteria. The evaluations in the context of the 10-Year Update are also found in the 10-Year Update DEIS Appendix E. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

## **Comment Letter No. 23 – Dale Hunt**

- 23-1** Your comment regarding a comprehensive analysis of the quality of life issues is noted. The Draft Port Orchard / South Kitsap Sub-Area Plan / EIS does provide a comprehensive analysis of four Land Use Alternatives. The Kitsap County Board of County Commissioners and the Port Orchard City Mayor appointed a Citizen Advisory Group comprised of a broad base of community residents, stakeholders and representative interests to evaluate these issues and propose a land use alternative to accommodate the proposed population growth.

The Citizen Advisory Group scrutinized the accommodation of growth based on the provisions of GMA while considering community values, environmental constraints, provision of services and infrastructure, and local land use and development patterns, ultimately voting and approving recommendations for accommodating the proposed population allocations. The Plan and EIS work to identify ways of lessening these impacts by encouraging land use and transportation patterns that maximize connectivity and make other modes of travel more viable. By encouraging concentrated nodes of commercial activity dispersed throughout, the Sub-Area Plan aims to improve accessibility to goods and services.

- 23-2** Your comments regarding the preservation of rural character are noted. The GMA cites preservation of rural character as Goal #9: Open Space and Recreation as one of the 13 GMA goals intended to balance the accommodation of future population with maintenance of the quality of life in Washington State. The Sub-Area plan has been developed under the guidelines established in the GMA, the Kitsap County Comprehensive Plan, the Kitsap County Countywide Planning Policies, and the Puget Sound Regional Council Vision 2020 policies. The intent of the Sub-Area plan is to preserve the county's rural lands by taking a long-term view of the growth and development that is predicted to occur within the County and by looking for the most suitable ways to accommodate it without endangering what people value most about their communities.
- 23-3** Your comments regarding need for adequate infrastructure are noted. The Citizen Advisory Group scrutinized the accommodation of growth based on the provisions of GMA while considering community values, environmental constraints, provision of services, local land use and development patterns and especially infrastructure, ultimately voting and approving recommendations for accommodating the proposed population allocations. Each of the infrastructure providers has been heavily involved in the development of the Sub-Area plan and in analysis of the impacts, financial requirements, and mitigation for each of the Land Use Alternatives.

- 23-4** Your support of a Sub-Area plan that accommodates the needs of the existing residents in addition to future growth is appreciated.

**Comment Letter No. 24 – Anonymous**

- 24-1** See the response to Comment 5-1 regarding the Preferred Alternative.

Any new development occurring in the UGA would be required to supply adequate infrastructure to serve the new development at the time of development per Kitsap county Code Chapter 16.24.

- 24-2** See the response to Comment 7-1.

- 24-3** See the response to Comment 7-1.

**Comment Letter No. 25 – Jerome and Judy Mischel**

- 25-1** Your comments in support of Alternative 4 in the Sub-Area Plan/EIS are noted. Please also refer to Responses to Comments Letter 144 of the 10-Year Update FEIS, Chapter 5.

# **Public Hearing Transcript**

The Kitsap County Planning Commission held a Public Hearing on the Draft Sub-Area Plan / EIS on January 24, 2006. The Public Hearing was at the end of the Planning Commission meeting. The minutes of the meeting are included in this Final Sub-Area Plan / EIS. The public comments start on page 35 of the meeting minutes and are numbered. Responses to the comments follow the meeting minutes.



Kitsap County Planning Commission –January 24, 2005  
M I N U T E S  
KITSAP COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
January 24, 2006

The Kitsap County Planning Commission met on the above-stated date at the Givens Community Center, Kitsap Room, 1026 Sidney Ave, Port Orchard, Washington 98366. Members Present: John Ahl, Tom Nevins, Dean Jenniges, Brian Bekeny, John Taylor, Lary Coppola, Mike Gustavson and Monty Mahan. Members not present: Chair, Deb Flynn. City of Port Orchard Planning Commission members present: Gil Michael, Tadina Crouch, Rob Putaansuu and Tim Drury. Staff Present: Scott Diener, James Weaver, Greg Cioc, Jim Bolger, Commissioner Angel and Acting Planning Commission Secretary Brynan Pierce.

7:00PM

A. Vice Chair John Taylor called the meeting to Order and introduced the Planning Commission members present from the City of Port Orchard and the Kitsap County Planning Commission.

Vice Chair Taylor-Encouraged everyone in attendance to review both sides of the agenda and turn off any cell phones. Taylor informed the public that the meeting is recorded and minutes are provided after they are approved on the Kitsap County web site. Taylor introduced Joanne Long-Woods, Planning Director for the City of Port Orchard. James Weaver, Senior planner with Kitsap County was introduced.

Weaver- introduced the consultant team from AHBL starting with Michael Katterman, AICP, Associate Principal; Senior Planner; and Gwen Rousseau, Planner Denise Lathrop, AICP, a consultant from Adolfson, Inc. was also introduced. Weaver explained the binders provided to all Planning Commission members that included: the draft Sub-Area Plan, draft Environmental Impact Statement (EIS), appendices with the land use reclassification requests, reasonable measures, study area wildlife list, transportation analysis and methodology and the Annapolis water system improvements. There is also a population development allocation report prepared by Gregory Easton and a scoping report. The County is now going into

Kitsap County Planning Commission –January 24, 2005

the Phase III component of this two year process. The planning process began in 2003. Since that time we have been working closely with the Citizens Advisory Group (CAG), the community members, staff, local infrastructure providers and the City of Port Orchard to bring the four land use alternatives and provide analysis through the draft Sub-Area Plan and EIS. This process has taken the majority of 2004 and 2005. The document was provided to the public on December 21, 2005 which was also the beginning of the 60 day comment period. The comment period was originally 45 days, but was extended another 15 days, to February 6, 2006, at request of the City of Port Orchard. At the January 10, 2006 Planning Commission meeting the roles of the Kitsap County and City of Port Orchard Planning Commissioners were defined. Upon a selection of preferred alternatives, preparation of a final Plan/EIS would commence, and a public hearing with the Board of County Commissioners would be held upon completion. There will be an opportunity for public testimony at tonight's hearing as well as at the Board of County Commissioner's hearing.

- Monty Mahan-Requested that the presentation be shortened because of the number of citizens in the audience waiting to give testimony.

Weaver- Stated the presentation can be condensed.

Denise Lathrop-Was responsible for coordinating the Environmental Impact Analysis Statement for the Port Orchard/South Kitsap Sub-Area Plan. One of the key roles of the plan was to look at urban growth area options for the City of Port Orchard to accommodate an additional 9,700 people and approximately 2200 new jobs by 2025. Another goal was to provide an opportunity to live, work and do business within the Port Orchard community. Part of the community development of the area we looked at the ability for provisions of public services and utilities as well as protection of the natural environment. The EIS was broken into natural and built environment. Critical areas were subtracted from the initial land capacity analysis. The larger the UGA, the greater the effects to the critical areas. From the built environment, each alternatives represent how the Sub-Area will be developed in the future. Much of the development will occur on undeveloped property or through redevelopment of some areas. In September there was an open house/scoping meeting where

1 citizen's comments were submitted about issues that they wanted  
2 discussed. Some of the issues were avoiding shortage of buildable  
3 land, having a smaller UGA, having a larger UGA, and protection of  
4 the natural environment and ecosystem.

5  
6 Michael Katterman-Briefly went through the four alternatives.  
7 Alternative 1 is the no action alternative which is required under the  
8 state Environmental Policy Act. Alternative 1 does only allows us to  
9 accommodate approximately 2,055 additional people. We are, again,  
10 looking at the accommodation of approximately 9,700 people. This is  
11 based on existing zoning. Alternative 2 adds commercial zoning to  
12 the South near Bethel Road and residential south of Bielmeier Road  
13 and over to Phillips Road. It also adds to the North along Baby Doll  
14 Road to the Sinclair Inlet. It also increases to the South West along  
15 Glenwood Road and adds more commercial along Sidney and some  
16 industrial along Old Clifton and South West Cook road. Alternative 2  
17 was developed by the Citizens Advisory Group (CAG) and has the  
18 capability to accommodate from 9,500-19,000 additional people.  
19 Alternative 3 was based on input from the City of Port Orchard. There  
20 are many similarities between alternatives 2 and 3. Alternative three  
21 has the capability of accommodating from 9,500-18,600 people.  
22 Alternative 3 includes more property along Berry Lake Road. There is  
23 some commercial along Bethel and Sidney. There is less residential  
24 south of Bielmeier and does not go as far north along Baby Doll road.  
25 Alternative 4 was put together primarily by the consultant team to  
26 cover the other end of the spectrum. Alternative 4 includes  
27 alternatives 1, 2, &3 plus some additions. Alternative 4 has the  
28 capability to accomodate13, 000-19,000 more people. The Additional  
29 areas are along Sedgwick road, north of Long Lake, and around  
30 Anderson Hill road. Some higher and medium densities were added  
31 within the existing UGA primarily where low density is now. One of  
32 the questions that needs to go before the Planning Commission is,  
33 do we expand the UGA? If we don't we need to be able to  
34 accommodate for the population.

35  
36 Weaver-Kitsap County received 86 land use reclassification requests  
37 from property owners. The land use reclassification request process  
38 was setup by the Board of County Commissioners to allow property  
39 owners to voice specifically what their properties are desired to be  
40 designated during the Sub-Area planning. Each request was scanned  
41 and delivered in a CD-ROM format within the binders before the

1 Planning Commissioners. The Citizen Advisory Group (CAG)  
2 reviewed the requests at their June 9, 2004 meeting and voted  
3 unanimously to forward them to the Planning Commission for review  
4 with criteria to be developed by staff. The criteria developed included  
5 four main points which included 1. Receiving the requests by the May  
6 31, 2005 deadline. 2. The properties were in the study area defined by  
7 the CAG. 3. Did the request fall within one of the four land use  
8 alternatives identified in the scoping report. 4. Is the request  
9 consistent with one of the four land use alternatives identified in the  
10 scoping report. Out of all the criteria 55 land use requests were  
11 supported. 23 were not, and some were excluded. James asked Lary  
12 Coppola to discuss the CAG process and recommendation.

- 13  
14 • Coppola- The vote for alternative 2 was unanimous. The group  
15 met for the past two years with 20+ members of the public, a  
16 former Commissioner, a former planning director, professional  
17 planners, two members of the Planning Commission, two  
18 members of the Port Orchard Planning Commission meeting as  
19 well as developers, environmentalists, and the United Way  
20 executive. It was a good mix of the community. Members of the  
21 public were encouraged to participate. It was such a long  
22 process, we went through two sets of consultants and two  
23 County Planning Directors. The alternatives are a pretty good  
24 consensus of where the majority of the CAG felt the UGA  
25 should be expanded. Not everyone got what they wanted, but  
26 there were a lot of compromises as there would be in a process  
27 like this one. Overall, the CAG felt it was a good process and we  
28 welcome your opinions.
- 29  
30 • Taylor-Introduced Commissioner Angel and Assistant Director,  
31 Jim Bolger. Taylor explained the Planning Commission would  
32 take a break around 8:30 and stated public comment is limited  
33 to three minutes, but has flexibility. Taylor asked the public to  
34 state their names and area where they live.

35  
36 SPEAKERS

37  
38 Fred Depee, South Kitsap resident-Is in favor of alternative 4 with  
39 some changes. Depee was on the CAG for the past two years and  
40 understands the process. Changes he would like to see include

1 a map correction on Baker road where wetlands are shown, but do  
2 not actually exist, the study area to include 4 parcels near Phillips  
3 Road because it would be conducive to future development in the  
4 area, Long Lake not becoming urban because it is already developed  
5 out, more commercial development around the Sidney Sedgwick  
6 area. Depee is unclear about how much gross area will be allowed  
7 urban.

8  
9 **Tom Donnelley**, South Kitsap resident-Submitted written testimony  
10 for the record and would not like to see Port Orchard expanded at  
11 this time.

12  
13 **Rhonda Edwards**, South Kitsap resident-Spoke about her piece of  
14 property on the corner of Estonia and Sedgwick roads with a house  
15 on the property. The zoning is currently Urban Reserve, and is  
16 requesting the zoning to become Highway Commercial.

- 17  
18 • **Brian Bekeny**-Asked if Ms Edwards had submitted a land use  
19 reclassification request form and she had.

20  
21 **Jerry Harless**, South Kitsap resident-Thanked the City and County  
22 planning staff for all of there hard work. And asked the question, *do*  
23 *we expand the UGA?*” Harless is disappointed to see that the draft  
24 Environmental Impact Statement (EIS) does not provide enough  
25 information to answer that question. He believes there is a missing  
26 alternative that accommodates the projected growth in the existing  
27 UGA. Alternative 1 does not do it because it falls short in numbers  
28 and all of the other alternatives expand the UGA. Harless indicated  
29 that the plan promises a lot of future work for an understaffed DCD,  
30 and feels this is a Sub-Area plan which is supposed to be the  
31 focused detailed answer to South Kitsap. Promises that we won’t  
32 keep should not be made. Another element missing from the plan is a  
33 Capital Facilities Plan (CFP) that will provide urban services and  
34 facilities to urban areas. The primary residential zone is 5-9 dwelling  
35 units per acre. Since 1998 three units per acre has been achieved.  
36 That is almost ½ of the minimum. It is because urban densities  
37 cannot be achieved without sanitary sewers. The CAG members with  
38 development experience voiced concerns about stormwater facilities.  
39 The minimum requirement in the GMA is a 6 year plan that puts us to  
40 2012. That means the original Comprehensive Plan needs to be fully  
41 sewerred in the CFP. This is not a technicality; we are just not going

5 [ 1 to be able to accommodate the growth we need to provide for. Some  
6 [ 2 of the commercial/industrial expansions, especially in Alternative 4,  
7 [ 3 there are brand new homes that people just sit on which doesn’t  
8 [ 4 seem likely that they would want to turn into commercial. Harless  
9 [ 5 was disappointed with Fred Depee’s recommendation of alternative  
10 [ 6 4, when there was a unanimous vote by the CAG to recommend  
11 [ 7 alternative 2. There was a lot of time, hard work and heartache put in  
12 [ 8 to come up with a unanimous decision and it would be a waste to see  
13 [ 9 all of that thrown out. Harless is disappointed with the land use  
14 [ 10 reclassification request process and the way it was laid out.

11  
12 **Rick Gienger**-Representing Verona Andrews, South Kitsap resident-  
13 Submitted written testimony for the record.

- 14  
15 • **Jenniges**-Asked for the parcel number.

16  
17 **Ron Wiley**, South Kitsap resident-Has property on Bethel road,  
18 currently zoned residential, that he would like zoned commercial to  
19 expand his business. The area is more suitable for commercial  
20 zoning because of other surrounding businesses.

- 21  
22 • **Coppola**-Asked Wiley how long he has had his business.

23  
24 **Wiley**-About 20 years. We started out with about three or four  
25 employees and have grown to 25 employees.

- 26  
27 • **Jenniges**-Asked how far outside the UGA the property is.

28  
29 **Wiley**- The property is just across Highway 16.

- 30  
31 • **Jenniges**-Asked if the County will allow Wiley to expand.

32  
33 **Wiley**-Is not sure what he is able to do and that is why he filled out  
34 the reclassification request form.

- 35  
36 • **Jenniges**-Asked James Weaver to clarify Wiley’s options.

37  
38 **Weaver**- Explained it was his understanding that the current zoning is  
39 rural residential and the existing use is grandfathered in as a  
40 previously conforming use.

1 **Pat Waters**, South Kitsap resident-Thanked the Planning  
2 Commissioners for all for their hard work. Waters is in favor of  
3 alternative four and would like to see a more aggressive plan that will  
4 provide affordable housing, and more land to build on. Also, the site  
5 specific process is a big process that should be carefully looked at  
6 separately from the Sub-Area planning process.

7  
8 **John Kincel**, South Kitsap resident-Watched his property change  
9 from 1 acre residential to 10 acres urban reserve. With this process,  
10 Kincel would like to change the use of his property.

- 11  
12 • **Gustavson**-Asked which of the alternatives would satisfy  
13 Kincel's proposed changes.

14  
15 Kincel- All of them, the property is north of Bielmeier.

- 16  
17 • **Jenniges**-Asked if Kincel submitted a reclassification request.

18  
19 Kincel-Did not because he found out about the process in  
20 September. Kincel and his wife asked staff from DCD if there was  
21 going to be any changes regarding development earlier in the year  
22 and staff told them no.

23  
24 **Arnie Norm**, South Kitsap resident-Has 22 acres of land on Beach  
25 Drive. Before the GMA the property was zoned R2 and R1. Norm was  
26 advised at the time to annex his property into the sewer district,  
27 which he did approximately 13 years ago. When the GMA was  
28 enacted, Norm's property was down zoned to five acre minimum lot  
29 sizes without compensation or special consideration. All of the  
30 property has a view. When the property was purchased in 1978, Norm  
31 had the hope of developing the property to give to his children, and  
32 be able to do anything he wanted. Norm urges the Planning  
33 Commissioners to recommend Alternatives 2 or 4.

- 34  
35 • **Mahan**-Asked if there is currently sewer on the property.

36  
37 Norm-Said no, because of the cost.

38  
39 **Don Ryan**, South Kitsap resident-Purchased a piece of property on  
40 the North side of Sedgwick between Geiger and Ramsey roads during  
41 the land use reclassification process as well as three other pieces of

1 property. The whole south side of Sedgwick is zoned commercial, but  
2 the north side is not. Ryan owns a business on Mile Hill which he  
3 would like to expand, which is the reason he submitted the land use  
4 reclassification request. Ryan feels zoning the north side of  
5 Sedgwick commercial would better accommodate his needs as well  
6 as others. Nobody wants to live that close to the highway.

- 7  
8 • **Tim Drury**-Informed Ryan that his parcel north of Sedgwick that  
9 is in the city limits was recently changed to commercial.
- 10  
11 • **Jenniges**-Asked Ryan if he submitted a reclassification request  
12 and asked for the reference number.

13  
14 Ryan-Believed the Reclassification Request number is number 83.

15  
16 Break: 8:30

17  
18 Reconvene: 8:40

19  
20 **Bill Palmer**, South Kitsap resident-Is representing

- 21 • **Steven and Rhonda Edwards**
- 22 • **Jimmie and Midge Haskins**
- 23 • **Richard A. Brown**
- 24 • **Valerie Higgens/Richard Shaw**
- 25 • **Terrance Simmons**
- 26 • **Sherman Coulon**
- 27 • **Harold J. Hatch**
- 28 • **Wilson Grant**
- 29 • **Velma Ortendahl**

30  
31 For the Higgens/Shaw, Simmons, and Coulon properties, alternatives  
32 two, three, and four reflect their requests. For the Brown property,  
33 alternative four would accommodate that request. The Edwards  
34 property on Estonia Lane would like to have their property rezoned to  
35 HTC which would fit with the surroundings. The Haskins property  
36 also requests recommendation for rezoning the property to HTC. The  
37 Hatch property is located near the Wiley property. It is easy to extend  
38 sewer and water to the area, but sewer is not necessary. Palmer does  
39 not feel Kitsap County has enough Urban Growth Area. Palmer is  
40 concerned that the alternatives are not accurate with the CAO.

1 Palmer recommends expanding the UGA to include the Wiley and  
2 Hatch properties. The Wilson property is off Retsil zoned Urban Low,  
3 and requests zoning of Urban Medium. The Wilson property is  
4 located between a bar and a restaurant.

- 5
- 6 • Coppola-Asked if there is anything on the property.
- 7

8 Palmer-No, it is vacant.

- 9
- 10 • Jenniges-Asked for clarification on the location.
- 11

12 Palmer-To the east is the teriyaki and is close to the Blue Goose  
13 Tavern.

14 Palmer-The next properties to discuss are the Ortendahl properties.  
15 The first located on Beach Drive, is currently Rural Residential, and  
16 would like to rezone to Urban Low. The other property is located on  
17 Woods road, currently zoned as Rural Residential and would like to  
18 rezone to Urban Low.

19  
20  
21 Dick Brown, South Kitsap resident-Noted that everyone wants to  
22 discuss site specifics. The CAG deferred them to the Planning  
23 Commission and here we are. Brown would like to use the process  
24 that has been used before where site specifics went to the Planning  
25 Commission and everyone had proper notice, staff couldn't say who  
26 is included and who is not. That is a decision for the Planning  
27 Commission and the Board of County Commissioners. Brown would  
28 like a meeting on map corrections where citizens can show staff  
29 mistakes. It is very important that you adhere to the Bethel Corridor.  
30 Brown would like the EDC to review the commercial and industrial.  
31 Also, regarding the Wilson property, it is between a tavern and a  
32 teriyaki place; it does not need to be low density. When the process  
33 started the CAG discussed houses in Parkview Terrace selling for  
34 \$135,000.00. Now lots are selling for \$100,000.00. There is something  
35 wrong with this picture. There is not enough Urban Growth Area.  
36 Within the next year, lots in the urban areas are going to sell for  
37 \$110,000.00. GMA is a destroyer of people's rights. I recommend  
38 alternative two, which will best accommodate the County. I  
39 encourage you to follow a true CAG.

- 40
- 41 • Jenniges-Asked Brown what is wrong with alternative four.

1  
2 Brown-First of all, this will get appealed and alternative four has too  
3 much acreage. Tom Donnelly's group will appeal this even though he  
4 voted for alternative two. The Wiley property is almost even with  
5 Bielmeier. Why don't we zone Wiley? All we are going to do is run  
6 him and his company to a different County. Brown thanked James  
7 Weaver for sticking around through the loss of consultants.

- 8
- 9 • Gustavson-Asked Brown how large he thinks the Gig Harbor  
10 shopping plaza is.
- 11

12 Brown-It is several hundred acres. And we have several 100 acres in  
13 the County. There is approximately 160 acres on Sidney and  
14 Sedgwick. There is also not a single large piece of property without  
15 wetlands.

- 16
- 17 • Gustavson-Asked out of the 160 acres, how many are  
18 developable.
- 19

20 Brown-With the new setbacks, maybe 1/2 because we are bordered by  
21 Black Jack creek. You can't work James Weaver and the rest of the  
22 staff 18 hours per day, and then take away their compensation  
23 money. Kitsap County is just training their employees to go work for  
24 Pierce and King Counties. We lost Monty Mahan for more money and  
25 a better job.

26  
27 Loren Olsen, South Kitsap resident-Purchased a piece of property on  
28 Bielmeier which is a county owned gravel pit. It was turned into a fill  
29 site and has been operating as a fill site since 1994. The zoning  
30 needs to be changed to commercial or industrial. It is there best use.  
31 Builders used to have a basic permit where we could just get our  
32 permits. If we could have those again, it would help DCD.

33  
34 Jerry Mischel, South Kitsap resident-Has lived at his residence since  
35 1974. It is true that when the land use reclassification requests a  
36 gentleman came around and enlightened the neighborhood on the  
37 process. Prior to the Comprehensive plan, there was zoning of one  
38 acre. If an area is designated as urban reserve, it should be looked at  
39 as urban. Mischel feels the area is close enough to services needed.  
40 The area should be zoned at higher density.

1 **Susan Daniel**, South Kitsap resident-Thanked the Planning  
2 Commission and staff for their time. Daniels has property on  
3 Anderson Hill near the area that a water line is being put in. Daniel  
4 has called Bremerton to ask how to connect to the water line.  
5 Bremerton says that is Port Orchard’s water line and Port Orchard is  
6 saying that it is Bremerton’s water line. Daniel would like the answer  
7 to that problem. Daniel is also here to recommend alternative four,  
8 especially for Anderson Hill.

- 9 • Taylor-Asked if there is anyone who has not had a chance to speak.
- 10 • Jenniges-Asked Taylor why the minutes of January 10, 2006 have not been approved yet.
- 11 • Taylor-Wanted to make sure everyone had a chance to speak.

12 Weaver-The comment period has been extended to February 6, 2006.

13 Ahl made a motion to close the public hearing, however, leave the  
14 record open for written comments until February 6, 2006. Coppola  
15 seconded. Ahl also included that the Planning Commission see the  
16 Port Orchard Planning Commission’s recommendation.

17 The VOTE: Yes-8 No-0  
18 Motion carried.

- 19 • Gustavson-Asked for a layover indicating buildable and unbuildable land.

20 Jenniges made a motion to approve the minutes of January 10, 2006  
21 as submitted. Gustavson seconded.

22 The VOTE: Yes-8 No-0  
23 Motion carried.

24 Jenniges made a motion to adjourn the meeting. Gustavson  
25 seconded.

26 The VOTE: Yes-8 No-0

27 9:15 PM Meeting adjourned with no further business.

1  
2  
3  
4  
5  
6 **Exhibit No. Description**

- 7 A. January 24, 2006 Agenda
- 8 B. Legal public notice for the January 24, 2006 Planning
- 9 Commission work study session
- 10 C. PowerPoint Presentation of the Port Orchard/South Kitsap Draft
- 11 Sub-Area Plan and EIS
- 12 D. Written testimony from Tom Donnelley
- 13 E. Written testimony from Rick Gienger/Debra Torgerson
- 14 F. Sub-Area Land Use Reclassification requests represented by
- 15 Bill Palmer
- 16 G. January 10, 2006 Minutes

17 MINUTES approved this \_\_\_\_\_ day of \_\_\_\_\_ 2006.

18  
19  
20  
21  
22  
23  
24  
25 \_\_\_\_\_  
26 Deborah Flynn, Chair

27  
28  
29 \_\_\_\_\_  
30 Bryan Pierce, Planning Commission Secretary  
31

# **LIST OF COMMENTERS AT JANUARY 24, 2006 PUBLIC HEARING**

- 1 – Fred Depee**
- 2 – Tom Donnelley**
- 3 – Rhonda Edwards**
- 4 – Jerry Harless**
- 5 – Rick Gienger**
- 6 – Ron Wiley**
- 7 – Pat Waters**
- 8 – John Kincel**
- 9 – Arnie Norm**
- 10 – Don Ryan**
- 11 – Bill Palmer**
- 12 – Dick Brown**
- 13 – Loren Olsen**
- 14 – Jerry Mischel**
- 15 – Susan Daniel**



## **UPDATED RESPONSES TO COMMENTS JANUARY 24, 2006 PUBLIC HEARING**

### **Fred Depee**

- 1**      The 10-Year Update Preferred Alternative is based on the Planning Commission recommended land use plan for the Port Orchard / South Kitsap Sub-Area Plan. This alternative was selected as the alternative that best met the requirements of the Growth Management Act (GMA) and as recommended by the Citizen's Advisory Group who worked for two years to develop Sub-Area Plan Alternative 2 upon which the Planning Commission made its recommendations. The Port Orchard / South Kitsap Sub-Area Plan Alternative 2 was modified by the Planning Commission to extend the UGA to the east toward Long Lake and also appears in the 10-Year Update Preferred Alternative. The extension will provide the opportunity to extend sewer service to the Long Lake Park and adjacent area to better address current and future water quality issues in the lake. Please also refer to the 10-Year FEIS, Chapter 5, Letter No. 111 regarding other comments submitted by Mr. Depee.

### **Tom Donnelley**

- 2**      See the responses to your Comment Letters 7 and 20.

### **Rhonda Edwards**

- 3**      The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group and Planning Commission. Please note that both the Citizen Advisory Group and the Planning Commission did not recommended inclusion of any of the reclassification requests. The land use reclassification request was forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update Draft Environmental Impact Statement (DEIS) Appendix E for the reclassification request evaluations. 10-Year Update Final Environmental Impact Statement (FEIS) Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

### **Jerry Harless**

- 4**      The Draft Port Orchard / South Kitsap Sub-Area Plan / Draft Environmental Impact Statement does provide the data and analysis of a No-Action Alternative in Chapter 4, indicating an insufficient ability to accommodate the proposed population

allocation for this area. The Kitsap County Board of County Commissioners and the Port Orchard City Mayor appointed a Citizen Advisory Group comprised of a broad base of community residents, stakeholders and representative interests to evaluate these issues and propose a land use alternative to accommodate the proposed population growth.

The Citizen Advisory Group scrutinized the accommodation of growth based on the provisions of the GMA while considering community values, environmental constraints, provision of services and infrastructure, and local land use and development patterns, ultimately voting and approving recommendations for accommodating the proposed population allocations.

This Citizen Advisory Group met biweekly through 2004 and 2005 and was provided the available technical information, maps, and data. Staff and consultants facilitated evaluation of this data, the incorporation of the Updated Land Capacity Analysis information, the economic and employment analysis provided in the Population and Development Report, and the public comments provided in each of Public Meetings and Land Use Reclassification Requests to arrive at a group consensus for proposing Land Use Alternatives for evaluation. The Citizen Advisory Group recommended a preferred alternative on June 9, 2005 and the Land Use Alternatives analyzed in the Draft Sub-Area plan were a result of this community consensus and recommendation.

- 5 All new development is required to supply adequate infrastructure to serve new development at the time of development per Kitsap County Code Chapter 16.24. Please also refer to Response to Comment 10, Letter 129 of the 10-Year Update FEIS, Chapter 5.
- 6 Comment regarding the location of portions of Industrial land use designations in Alternative 4 is noted. The majority of any proposed industrial land use designations were originated based upon the adjacency to the existing City of Port Orchard industrial designated property and additionally based on the information received through the public comments provided during the scoping period and the Land Use Reclassification Request process. The 10-Year Update approved Preferred Alternative does not include any industrial designated land south of the Old Clifton Road right of way, and would not impact any parcels indicated that have recently been constructed with new housing. Please note the 10-Year Update approved Preferred Alternative includes a minor extension to Long Lake.
- 7 The Preferred Alternative approved in the 10-Year Update was selected as the best scenario to meet the requirements of the GMA, Citizen's Advisory Group recommendation and public input received at multiple public hearings. The 10-Year Update approved Preferred Alternative provides an extension to Long Lake Park and adjacent area to better address current and future water quality issues in the lake. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

## **Rick Gienger**

- 8 The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommended any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

## **Ron Wiley**

- 9 As part of the 10-Year Update, the Preferred Alternative for the Port Orchard/South Kitsap UGA includes this property into the UGA as Industrial. Please also refer to the MyKitsap.org to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

## **Pat Waters**

- 10 The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommend any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. The Preferred Alternative approved in the 10-Year Update was selected as the best scenario to meet the requirements of the GMA, Citizen's Advisory Group recommendation and public input received at multiple public hearings. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

The 10-Year Update approved Preferred Alternative provides an extension to Long Lake Park and adjacent area to better address current and future water quality issues in the lake. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

### **John Kincel**

- 11** The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommend any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

### **Arnie Norm**

- 12** The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommend any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

## **Don Ryan**

- 13** The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommend any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. The Preferred Alternative approved in the 10-Year Update was selected as the best scenario to meet the requirements of the GMA, Citizen's Advisory Group recommendation and public input received at multiple public hearings. The parcels noted in your land use reclassification request have been included as part of that preferred alternative.

Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

Please also refer to the [MyKitsap.org](http://MyKitsap.org) website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

## **Bill Palmer**

- 14** The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommend any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

## **Dick Brown**

- 15** The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommend any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

- 16** The 10-Year Update approved Preferred Alternative provides an extension to Long Lake Park and adjacent area to better address current and future water quality issues in the lake. Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.
- 17** See the response to Comment 16 regarding the selected Preferred Alternative.
- 18** Comments regarding developable acreage are noted.

**Loren Olsen**

- 19 See the response to your Comment Letter 15.

**Jerry Mischel**

- 20 See the response to your Comment Letter 25.

**Susan Daniel**

- 21 The Board of County Commissioners set up a land use reclassification request process to allow property owners to request designations for their properties during sub-area planning. Kitsap County Staff developed criteria to evaluate the 86 land use reclassification requests received. Based upon those criteria 55 of the reclassification requests were supported by the criteria. The reclassification requests were reviewed by the Citizens Advisory Group, Planning Commission and Board of County Commissioners. Please note that the Citizen Advisory Group did not recommended any of the reclassification requests. The land use reclassification requests were reviewed again by the Planning Commission in the 10-Year Update process and forwarded to the Board of County Commissioners for consideration. Please also see the 10-Year Update DEIS Appendix E for the reclassification request evaluations. 10-Year Update FEIS Chapter 2 indicates (FEIS Table 2.6 6) that 42 land use reclassification requests are included in the Port Orchard UGA.

Please also refer to the MyKitsap.org website to view a copy of the Preferred Alternative for the Port Orchard/South Kitsap UGA.

