

## Appendix A

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### Public Involvement Summary



# Public Involvement Summary

10-Year Comprehensive Plan Update ■ Kitsap County ■ November 2006



# Public Involvement Summary

## Kitsap County 10-Year Comprehensive Plan Update

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# Table of Contents

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<b>Introduction</b> .....	<b>1</b>
Public Involvement Plan.....	1
Key Messages .....	2
<b>Public Involvement Activities</b> .....	<b>2</b>
Community and Agency Meetings .....	3
Outreach Materials.....	5
<b>Conclusion</b> .....	<b>7</b>

# Appendices

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Appendix A – Public Involvement Plan

Appendix B-1 – Vision Workshop Meeting Summary

Appendix B-2 – 10-Year Update: Vision Themes

Appendix C – Alternatives Workshop Meeting Summary (Final)

Appendix D – Draft Plan Open Houses Summary

Appendix E – MyKitsap Button

Appendix F – Fact Sheet March 2006

Appendix G – Fact Sheet May 2006

Appendix H – Fact Sheet August 2006

Appendix I – Frequently Asked Questions August 2006

Appendix J – Comment Card

Appendix K – Public Display Board March 2006

Appendix L – Public Display Board May 2006

Appendix M – Public Display Board August 2006

Appendix N – Postcard March 2006



## Introduction

Public involvement and comment are integral to the comprehensive plan update and environmental review process. The County has undertaken a proactive, comprehensive public involvement program to encourage participation in the development of Plan chapters and to ultimately develop a Plan that meets community needs.

### Public Involvement Plan

A Public Involvement Program (PIP) was prepared to guide the overall public involvement process. It was designed to reach those interested in the plan update process, as well as those that may not yet have an interest or be compelled to participate. The PIP (see Appendix A) outlined the specific outreach activities to be undertaken through the Comprehensive Plan Update process. It identified the affected audiences, included strategies for reaching all community members and recommended multiple opportunities for community and stakeholder participation. The PIP was organized around three key project milestones: visioning, Plan alternatives and draft Plan development. At each milestone, a series of materials was developed and outreach opportunities were scheduled to share progress and solicit input. The draft PIP was shared at early Board of County Commissioner meetings and at the first set of workshops, to allow community members and stakeholders the opportunity to review it and suggest potential revisions. The PIP encouraged awareness, understanding and involvement in the process by:

- Informing the community, through the development and dissemination of materials such as newsletters, fact sheets, FAQs and the project Web site, about the update effort, including the reasons for the update, purpose of the Comprehensive Plan and state requirements
- Obtaining input from all members of the community through all aspects of plan development in public forums, through the use of written comment cards and through the formal comment period of the Environmental Impact Statement (EIS)
- Engaging the public and stakeholders in an open dialogue throughout the process through public forums accessibility of county staff and solicitation of input through comment cards and questionnaires
- Encouraging two-way communication between the county and community stakeholders
- Identifying interests, concerns and issues as early as possible to avoid surprises later in the process
- Ensuring that elected officials, staff and consultants are fully aware of and understand community and stakeholder concerns
- Communicating clearly about the integration of other plan processes in the development of the Comprehensive Plan update
- Generating trust, confidence and credibility in the project team, process and project

- Developing a Comprehensive Plan that will have the support of the community and guide Kitsap County’s growth over the next 20 years

## Key Messages

The county staff and consultant team identified several consistent themes to guide the overall public involvement program. These messages were used in the development of all project materials and included the following:

- Public involvement is a state requirement and key component of the plan update. The county is interested in going beyond basic legal requirements and using multiple and creative opportunities to involve the public and identify or affirm a collective vision for the future of Kitsap County.
- The plan is not a foregone conclusion. It can be crafted with particular attention to the type and density of development that should occur in different areas of the county. Though directed by state law as to the elements it must address, there is a degree of latitude within the plan to prescribe how and where the county will grow.
- Public involvement will be important through all phases of the plan development. Ultimately, the Board will decide the outcome of the final plan; however, when presented with the draft plan, the Board desired the assurance that the plan has been developed with the community’s input.
- Easy and convenient access to project information is critical; county staff and consultants will ensure that information is easy to obtain, useful, timely, pertinent and easy to understand.

## Public Involvement Activities

There were two primary phases of the public involvement program. Phase I occurred from January 2006 through March 2006. The intent of Phase I was to develop the public involvement strategy, design an identifiable graphical look, develop templates for all supporting communication materials, and coordinate and participate in the first round of outreach activities. Phase I also included coordination with other public planning processes including outreach with the open space and recreation planning effort. Phase II covered the period from April 2006 through December 2006 and included two additional rounds of outreach activities as planning efforts advanced. Phase I and Phase II outreach activities are described below. Each “round” of public outreach activities corresponded to the following key topics and dates:

- |  |                       |
|--|-----------------------|
| ▪ Scoping and Vision Open House                  | March 2006            |
| ▪ Plan Alternatives Workshops                    | May 2006              |
| ▪ Draft Plan Open Houses and Hearings            | August/September 2006 |
| ▪ Hearing on Planning Commission Recommendations | October 2006          |

## Community and Agency Meetings

- **Coordination with open space and recreation planning outreach efforts.** In January 2006, a 10-Year Update fact sheet and questionnaire were distributed at open space and recreation public meetings and focus groups.
- **Agency Meetings.** During February, March, June and September 2006, County staff conducted a series of meetings with cities, Tribes, special districts, and state agencies. The purpose of these meetings was to share information about the Plan update, to hear from agency staff about issues and concerns, and to obtain relevant information for the 10-Year Update process. Meetings or personal contacts continued as needed throughout the duration of the project.
- **Stakeholder Meetings.** County staff met with numerous community groups between February and October 2006, explaining the 10-Year Update and upcoming workshop and comment opportunities. Community groups included special interest groups, fraternal organizations, neighborhood groups, private property owners and developers.
- **Kingston Working Group.** Between September 2004 and 2005, a citizen-based working group prepared recommendations on UGA sizing to accommodate Year 2025 population growth. The working group reviewed public service information, land use reclassification requests, UGA boundaries, reasonable measures, and Updated Land Capacity Analysis (ULCA). Input from these meetings and the ultimate UGA sizing recommendations were incorporated into the 10-Year Update.
- **Silverdale Sub-Area Citizen Advisory Committee.** From November 2004 to October 2006, the Silverdale Citizen Advisory Committee (CAC) held regular public meetings to review various aspects of the Sub-Area, including potential watershed and natural resource impacts of different development scenarios, existing information on public services and facilities, and land capacity. Serving in an advisory capacity, the purpose of the CAC was to guide the development of the Silverdale Sub-Area Plan. With assistance from the project team, the CAC was asked to review information, participate in small group meetings, provide historical context and provide direction to the Sub-Area Plan project team, leading to development of a draft Plan for review and ultimate adoption by the Kitsap County Planning Commission and Board of County Commissioners. CAC members serve as a link to the greater community, bringing forth the interests of the groups they represent, and serve as ambassadors for the Sub-Area Plan process. The CAC also hosted two public open houses to share findings and solicit input from community member about UGA boundaries, plan alternatives and policies. The CAC has held multiple public meetings and has taken public comment at each of these meetings. Each CAC meeting was open to the public and included opportunities for public comment. Ultimately, input from the Silverdale CAC was integrated into the 10-Year Update.
- **Port Orchard/South Kitsap Sub-Area Citizen Advisory Group.** Through an Inter-local Agreement (ILA), Kitsap County has been working with the city of Port Orchard since 2003. A Citizens Advisory Group (CAG) was also formed in August 2003 and concluded its recommendations in December 2005. The CAG reviewed different development scenarios,

existing information on public services and facilities, and land capacity; and provided input and comment on the Sub-Area Plan policies and alternative UGA boundaries. The CAG hosted two public open houses to share findings related to existing conditions data and to seek input on alternative UGA boundaries. The CAG held multiple public meetings and encouraged public comment at each of these meetings. The Port Orchard Planning Commission held a public meeting on the draft sub-area plan in winter 2006. The Port Orchard City Council held a public meeting and made a recommendation on the draft sub-area plan in April 2006. The Kitsap County Planning Commission held a hearing on the draft sub-area plan in early 2006.

- **Scoping Meeting and Vision Workshops.** Three workshops were held in March 2006 to solicit public comment on the scope of the Draft Environmental Impact Statement (DEIS) and to discuss the long-term vision for the 10-Year Update. A total of 237 people attended, including 70 on March 23 in Kingston, 104 on March 27 in Silverdale, and 63 on March 28 in Port Orchard. In addition to soliciting comments about the scope of the draft EIS, the purpose of the workshops was to refine, confirm, and if necessary, revise the county's existing 1998 Comprehensive Plan vision statements. At each workshop, participants reviewed and discussed the vision statements and identified potential modifications. Workshop participants were asked to signify their vision preferences by using colored dots to highlight the most important vision elements. Participants then gathered in small, facilitated groups to provide their comments and recommendations. Topics included land use, rural and resource lands, natural systems, economic development, housing, utilities, transportation, and capital facilities. For complete workshop summary as well as Vision Themes see Appendix B-1 and B-2.
- **Plan Alternatives Workshops.** In May 2006 the county hosted three public workshops to gather community feedback on the three plan alternatives to be studied in the EIS. One hundred fifty seven citizens attended, including 28 on May 15 in Kingston, 61 on May 18 in Silverdale, and 68 on May 24 in Port Orchard. The comments gathered helped the project team assess the level of community support for each alternative and identify potential modifications to the various UGA areas. Each workshop began with introductions, project updates and a question and answer session. Participants were invited to view information at five UGA stations, speak with project staff members, and record their thoughts on flip charts or comment cards. For complete workshop summary see Appendix C.
- **Focus Groups.** From May to July 2006, focus group discussions were held about the following topics: public facilities, transportation, affordable housing, mixed-use development, the Transfer of Development Rights Program, and Rural Wooded Incentive Program. The purpose of the focus groups was to bring together knowledgeable and potentially affected stakeholders to discuss policy options and implementation actions for these issues.
- **BOCC Alternatives Hearing.** On July 10, 2006, the Board of County Commissioners (BOCC) and the Planning Commission held a joint public hearing to consider public testimony on the range of Alternatives, particularly the refinement of Draft Environmental

Impact Statement Alternative 2. Input from the public workshops, project Web site and other stakeholder communication was considered.

- **Draft Plan Open Houses.** Kitsap County released the Draft 10-Year Comprehensive Plan Update and Environmental Impact Statement on August 29, 2006 for public review. Three public open houses were held on August 29 (North Kitsap), September 7 (South Kitsap) and September 14 (Central Kitsap) to explain the draft Plan, obtain reactions and respond to questions. About 160 people attended the three open houses. For purposes of the EIS, the Kitsap County Planning Commission and BOCC identified three alternatives to be analyzed in the draft EIS. The three alternatives were based on public comment, sub-area plans, Washington State population projections, Growth Management Act (GMA) requirements, Growth Management Hearings Board cases, and Countywide Planning Policies. The alternatives explored three growth scenarios from low, moderate and high growth levels and area boundaries. Each open house included a presentation about past progress and status of current plan efforts, and a question and answer session. Participants were encouraged to visit the four display stations, speak with project staff members, and record their thoughts on flip charts or comment cards. For complete open house summary see Appendix D.
- **BOCC and Planning Commission Public Hearings.** In mid-August 2006, approximately 32,000 mailings were sent to property owners within and adjacent to the land use alternatives. The mailing included information on the Draft Environmental Impact Statement and Draft Comprehensive Plan Update release, comment opportunities, and dates of the open houses and upcoming public hearings. As part of the adoption process for the 10 Year Update, the Kitsap County Planning Commission and Board of County Commissioners (BOCC) conducted joint public hearings on September 18, 20 and 21, 2006. In addition, the BOCC held a hearing on October 23, 2006 continued to October 25, 2006 on Planning Commission recommendations.

## Outreach Materials

“MyKitsap. Your Vision, Your Views, Our Future” was the overall theme of the update process. It was used on all communication and outreach materials developed by the project team, including:

- **MyKitsap.org Web Site.** In January 2006, a Web site was created and advertised as the on-line repository of all aspects of the Plan update. Future meeting dates, published documents and analysis, contact people and other key information were provided and frequently updated. An on-line comment form was available on the web page.
- **MyKitsap.org Buttons.** A MyKitsap logo button (1¾” diameter) was produced and distributed at all public meetings. For sample see Appendix E.
- **Project Fact Sheets.** These materials were developed to inform the public and other stakeholder groups about the project. They included information about the plan update process, project schedule, and inviting language to encourage participation and interest. Each piece was a full color, 8 ½ x 11, two-sided layout. The materials were distributed widely at

community locations, public meetings, county offices, local libraries, on the project Web site and other high-traffic areas. The first fact sheet (Appendix F) was produced in March 2006, the second (Appendix G) in May 2006, and the third (Appendix H) in August 2006.

- **Frequently Asked Question Handout.** One FAQ was produced for the August/September 2006 Draft Plan Open Houses based on the comments, questions and issues raised throughout the Plan update process. These were identified at public meetings, community stakeholder meetings, through comment cards or through one-on-one interactions between members of the public and county staff and/or the consultants. The FAQ was posted on the project Web site. For sample FAQ see Appendix I.
- **Project Comment Card.** A mail-in card was designed for use throughout the Plan update process. It included a postage-paid return address for quick and easy responses. It was distributed (along with the facts sheet) at community locations, public meetings, county offices, local libraries, on the project Web site and other high-traffic areas. The county and consultant project team incorporated comments into the update process and identified common questions, themes and issues on behalf of community members. A total of 49 comments cards were received during the workshops and open houses; others were mailed directly to Kitsap County. For sample comment card see Appendix J.
- **Public Display Boards.** One display board was posted in three locations to publicize the March (Appendix K), May (Appendix L) and August/September 2006 (Appendix M) public meetings and hearings. The boards were posted in high pedestrian traffic areas, such as libraries, post offices, and other community locations. Each board included a fact sheet/comment cardholder.
- **Postcard Meeting Announcement.** The postcard was used to publicize the first round of public workshops in March 2006. It was formatted as a full-color, 5½ x 8½”, two-sided mailer. The meeting postcard was distributed to all stakeholder database contacts through direct mail and email. For sample postcard, see Appendix N. The project fact sheets served as a mailer in May and August 2006.
- **Project Stakeholder Database.** A database was developed for direct mail and email distribution of plan communication materials. The database includes public meeting attendees, community organizations, environmental groups, elected officials, media representatives and any other groups that may be interested in the Comprehensive Plan activities. The database was developed in an Excel format with different fields for name, address, organization, phone, email and special notes. The stakeholder database was provided to a mail distribution service in advance of each outreach material mailing. Jones & Stokes updated the database as necessary to reflect new public meeting attendees, additional stakeholders and others that become engaged throughout the process.

## Conclusion

Since March 2006, over 500 Kitsap residents have participated in the 10-Year Update process. Over 230 people attended the March 2006 Vision Workshops, more than 150 participated in the May 2006 Alternatives Workshops, and nearly 160 came to the August/September 2006 Draft Plan Open Houses. Many others attended Board of County Commissioners public hearings, focus groups and citizen advisory committee meetings. In addition to the comments gathered at the various public meetings, numerous citizens have submitted written comments via the project web site, [www.MyKitsap.org](http://www.MyKitsap.org). Throughout the course of the twelve-month update, outreach materials were mailed to over 32,000 addresses countywide.

On October 10, 2006, the Kitsap County Planning Commission issued their *Findings of Fact & Recommendations*, which formally recognized the public involvement program. It stated that the “opportunities provided for citizen participation used in the preparation of the 2006 Comprehensive Plan amendments and associated development regulations are consistent with the requirements of the GMA and the State Environmental Policy Act.” The extensive and interactive public outreach process came to a close October 30, 2006, following the BOCC Public Hearing on October 23 and 25, 2006 and the close of the 60-day written comment period on October 30, 2006.





# Public Involvement Plan

10-Year Comprehensive Plan Update ■ Kitsap County ■ Final – March 23, 2006

Appendix A





# Public Involvement Plan

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# Table of Contents

---

<b>Chapter 1. Introduction .....</b>	<b>1-1</b>
<b>Chapter 2. MyKitsap and Project Key Messages.....</b>	<b>2-2</b>
<b>Chapter 3. Audiences.....</b>	<b>3-3</b>
3.1. General Public .....	3-3
3.2. Community Organizations.....	3-4
3.3. Interested Property Owners and Developers .....	3-5
3.4. Environmental Groups .....	3-6
3.5. Governmental/Quasi-Governmental Groups.....	3-7
3.6. Board of County Commissioners .....	3-8
3.7. Media .....	3-8
<b>Chapter 4. Outreach Activities .....</b>	<b>4-9</b>
4.1. Phase I Outreach Activities .....	4-10
4.2. Phase 2 Outreach Activities .....	4-12
4.3. County-Initiated Public Involvement Activities.....	4-13
4.4. Public Involvement Planning Matrix .....	4-14

# Tables

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Table 4-1. Public Involvement Planning Matrix ..... 4-14

# Appendices

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Appendix 1 – Kitsap County 10-Year Comprehensive Plan Update Schedule Overview, Public Involvement Activities, February 2006

# Chapter 1. Introduction

Kitsap County is embarking on the 10-Year Update to its Comprehensive Plan. The update effort is scheduled to occur over a 12-month period, from January through December 2006. During that time, the county will implement a proactive, comprehensive public involvement program to encourage participation in the development of plan elements and to ultimately develop a plan that will be supported by the community. The public involvement program is designed to meet the following objectives:

- To inform the community about the update effort, including the reasons for the update, purpose of the Comprehensive Plan and state requirements;
- To obtain input from all members of the community through all aspects of plan development;
- To engage the public and stakeholders in an open dialogue throughout the process;
- To encourage two-way communication between the county and community stakeholders;
- To identify interests, concerns and issues as early as possible to avoid surprises later in the process;
- To ensure that elected officials, staff and consultants are fully aware of and understand community and stakeholder concerns;
- To be aware of and communicate clearly about the integration of other plan processes in the development of the Comprehensive Plan update;
- To generate trust, confidence and credibility in the project team, process and project; and
- To develop a Comprehensive Plan that will have the support of the community and guide Kitsap County's growth over the next 20 years

## Chapter 2. MyKitsap and Project Key Messages

“MyKitsap. Your Vision, Your Views, Our Future.” is the overall theme of the update process. It will be used on all communication materials developed by the consultants as well as repurposed for additional publicity and outreach activities such as banners, magnets and other collateral materials, as appropriate and desired by the county.

In addition to the MyKitsap theme, the following messages will be important to stress throughout the public involvement program. These messages will guide the overall public involvement program and be promoted through communication materials and outreach opportunities facilitated by county staff, Board of County Commissioners (Board) and the consultants.

- Public involvement is a state requirement and key component of the plan update. The county is interested in going beyond basic legal requirements and using multiple and creative opportunities to involve the public and identify or affirm a collective vision for the future of Kitsap County.
- The plan is not a foregone conclusion. It can be crafted with particular attention to the type and density of development that should occur in different areas of the county. Though directed by state law as to the elements it must address, there is a degree of latitude within the plan to prescribe how and where the county will grow.
- Public involvement will be important through all phases of the plan development. Ultimately, the Board will decide the outcome of the final plan; however, when presented with the final draft plan in October 2006, the Board will desire the assurance that the plan has been developed with the community’s input.
- Easy and convenient access to project information is critical; county staff and consultants will ensure that information is easy to obtain, useful, timely, pertinent and easy to understand.



# Chapter 3. Audiences

The public involvement program is designed to reach all audiences that may have an interest in the plan update process. It will also be designed to reach out to other groups and individuals – those that may not yet have an interest or be compelled to participate – to encourage their awareness, understanding and involvement in the process. The following describes the audiences that the public involvement program is designed to reach:

## 3.1. General Public

The general public is defined as members of the community including residents, businesses and any others that might be interested in the Comprehensive Update process.

**Profile:** Typical characteristics of this group include limited understanding of the Comprehensive Plan process, limited contact and/or knowledge of county departments and functions, including the Kitsap County Department of Community Development, and, due to time constraints and other factors, a general inability or lack of desire to engage and participate in government activities and projects. Members of the general public will have a mixed response to local government activities. Based on previous experience, and societal and personal values, they may feel supported by or imposed upon by local government. An outreach challenge is identifying and implementing a cost-effective method for reaching all members of the general public.

**Key Outreach Tactics:** The thrust of outreach activities associated with the general public will be focused on generating awareness, confidence and interest in the plan process. The public involvement program can contribute to a positive view of county government through positive key messages and positive interactions with county staff, Board and the project consultants.

**Methods:** The following methods will be used to reach these groups:

- Distribution of project materials including project newsletters, fact sheets/frequently asked questions (FAQs), MyKitsap buttons and comment cards at public counters, libraries, graphic information “kiosks,” public meetings and related planning meetings (e.g. Town Hall Meetings in February and April 2006)
- Media relations
- Graphic information “kiosks” at community locations (three locations throughout the county, updated three times)

- Comprehensive Plan presentations at community organization meetings. These might include very brief updates and/or more involved presentations at the request and interest of the community organization.
- Outreach through open space and recreation planning

## 3.2. Community Organizations

Community organizations are loosely defined as groups, associations, committees or other gatherings of individuals that are coming together for a common interest and/or cause. This includes service groups such as Rotary, League of Women Voters, chambers of commerce, Kiwanis, local community councils, etc., as well as neighborhood associations, social service organizations, and other community organizations such as Silverdale Business & Professional Women, Soroptimist, PTA, Friends of the Library, religious organizations and senior organizations.

**Profile:** These groups are varied in their understanding and experience in working with local government organizations. Some have direct ties to local government through funding, staffing or advisory relationships.

**Key Outreach Tactics:** There are two key outreach tactics that will be implemented to reach these groups. The first is to communicate with them in a similar fashion as the groups identified above – making sure that they have the basic information about the purpose of the project, project updates, meetings, milestones, etc. – the who, what, why, when and where.

The second outreach tactic with this group is to “leverage” their memberships and their existing outreach activities to promote the Comprehensive Plan effort. For example, local organization newsletters can include a Comprehensive Plan Update fact sheet as an insert or a brief article and/or notice about an upcoming public meeting.

**Methods:** The following methods will be used to reach these groups:

- Direct mail and email distribution of project materials
- Media relations (publicizing upcoming Comprehensive Plan meetings and publishing announcements of upcoming community organization meetings where the Comprehensive Plan update process will be discussed)
- Comprehensive Plan Update presentations
- Outreach through open space and recreation planning
- Speakers’ Bureau

### 3.3. Interested Property Owners and Developers

Interested property owners are defined as members of the community that have an interest in growth and development regulations, especially as they relate to their private property rights. They may have an interest in developing or preserving their property. This might include real estate and development groups such as the Kitsap County Home Builders, Built Green, Kitsap Realtors Association and other real estate professionals. It will also include property rights groups such as the Kitsap Alliance of Property Owners (KAPO).

**Profile:** These groups and individuals vary in their understanding of county development regulations and requirements. They may have participated in past planning processes and may have a predisposition – either positive or negative – about these past experiences. Many of these groups or individuals may have experienced positive interactions with local government and be inclined to seek out more information, participate enthusiastically and be generally positive in their attitudes toward and interactions with the county. Some in this category are very knowledgeable about the planning and development process and can bring that knowledge to bear in positive ways. On the other hand, some may be inclined to distrust or disagree with county recommendations or initiatives.

Most reputable developers have a clear understanding about development regulations, have been involved or at least observed public planning processes and are extremely interested in the plan outcomes.

**Key Outreach Tactics:** In addition to the key outreach activities associated with the general public, outreach activities associated with this group should be focused on keeping them fully informed and updated as to project progress, meetings and key decision-making points. The public involvement activities are designed to prevent last minute surprises or reactions from this group that they have not been adequately informed or discouraged from participating in the process.

**Methods:** The following methods will be used to reach these groups:

- Distribution of project materials including project newsletters, fact sheets/frequently asked questions (FAQs), MyKitsap buttons and comment cards at public counters, libraries, graphic information “kiosks,” public meetings and related planning meetings (e.g. Town Hall Meetings in February and April 2006)
- Media relations
- Graphic information “kiosks” at community locations (three locations throughout the county, updated three times)

- Comprehensive Plan presentations/agenda items at community organization meetings. These might include very brief updates and/or more involved presentations at the request and interest of the community organization.
- Outreach through open space and recreation planning
- Speakers' bureau

### 3.4. Environmental Groups

Environmental groups include organizations such as the West Sound Conservation Council, Clear Creek Task Force, Chums of Barker Creek, Audubon Society and many others. Comprehensive Plan public involvement activities with these groups will be focused on those that have an interest in Comprehensive Plan activities, specifically those that are related to conservation, preservation and protection of natural resources in Kitsap County.

**Profile:** There are two primary subgroups within this audience: those that are interested in planning activities in general and those that are engaged in specific restoration or conservation efforts in Kitsap County. Some may be most helpful in distributing information; others will be direct participants in the process. These groups have varied experience and knowledge with local development plans and regulations, and hence, have varying interest levels in the types of activities being conducted by local government.

**Key Outreach Tactics:** These groups will be reached through similar outreach activities as those described above. Based on their area of interest and focus, some may help spread information about Comprehensive Plan activities through their newsletters, announcements, meetings, etc. This might include groups such as the local chapter of the Audubon Society, Capitol Land Trust, South Puget Sound Enhancement Group and Washington Trails Association.

Others will be interested in activities that may affect a particular location or natural resource. These groups will likely want to actively participate in Comprehensive Plan public workshops and be interested in hosting special or regular meetings for Comprehensive Plan presentations. Groups such as the Chums of Barker Creek and Clear Creek Task Force are examples. In addition, some of these groups develop and distribute newsletters, conduct regular meetings and conduct other outreach activities with their membership. The public involvement program will seek out those groups to “leverage” most effectively for the Kitsap County 10-Year Comprehensive Plan process.

**Methods:** The following methods will be used to reach these groups:

- Direct mail and email distribution of project materials

- Media relations (publicizing upcoming Comprehensive Plan meetings)
- Comprehensive Plan presentations/agenda items at community organization meetings. These might include very brief updates and/or more involved presentations at the request and interest of the community organization.
- Outreach through open space and recreation planning
- Speakers' Bureau

### 3.5. Governmental/Quasi-Governmental Groups

Governmental and quasi-governmental groups are defined as organizations that have a connection to local government and include groups such as the Kitsap County Planning Commission, the Kitsap Regional Coordinating Council (KRCC), the Silverdale Citizen Advisory Committee (CAC), the tribes, local school districts, local cities and others. Some groups are made up of appointed community members, staff from other jurisdictions and/or elected officials.

**Profile:** These groups are very knowledgeable about local government and public planning processes, and are “connected” to existing lines of county communication. They will be relatively easy to reach through established relationships and regular meeting schedules. However, with the fast-track schedule to complete the Comprehensive Plan Update, it will be very important to coordinate with these groups as early as possible to confirm meeting dates and ensure adequate time for Comprehensive Plan discussions. Individuals in these groups are expected to be willing and interested in participating. A challenge for some individuals in these groups may be a lack of time to spend engaged in this process – based on their other community commitments.

**Key Outreach Tactics:** These groups will be reached through all of the outreach activities described above. In addition, the Comprehensive Plan Update process will be a periodic topic at their regularly scheduled meetings, providing progress updates and seeking input at key plan milestones.

**Methods:** The following methods will be used to reach these groups:

- Direct mail and email distribution of project materials
- Direct phone and email contact by county staff, Board and consultants
- Media relations
- Comprehensive Plan Update presentations

- Outreach through open space and recreation planning

## 3.6. Board of County Commissioners

The Board of County Commissioners has the ultimate responsibility and decision-making authority for the Comprehensive Plan.

**Profile:** Members of the Board are extremely knowledgeable about the Comprehensive Plan and the state requirements, are generally well connected and tuned in with community groups, individuals and organizations, and are very interested in all aspects of the plan development.

**Key Outreach Tactics:** Members of the Board will be kept informed through regular updates from county staff. They will be apprised of all upcoming events, plan progress and key milestones. They will be provided with copies of all communication materials, be presented with suggestions and guidance for conducting outreach of their own and make direct contact with local community organizations as they have time and interest. They will meet periodically with their city counterparts, with the tribes, and with many of the government and quasi-governmental groups identified in 3.5 above.

**Methods:** The following methods will be used to reach these groups:

- Comprehensive Plan Updates and briefings at Board meetings
- Comprehensive Plan Update presentations with community organizations and government/quasi-government organizations
- Direct mail and email distribution of project materials

## 3.7. Media

Key media in Kitsap County include print and electronic media including the *Kitsap Sun*, *Bremerton Patriot*, *Central Kitsap Reporter* and other local and regional media.

**Profile:** The media is interested in topics of local interest, including the activities of local government. Media representatives are often drawn to controversial topics and can stimulate public interest through the way they cover certain topics. A key benefit of the media is the ability to quickly reach a large number of people through news articles, paid advertisements and op-ed pieces. Kitsap County enjoys a positive relationship with the media in the region and the media has been very responsive in providing coverage to government issues.

**Key Outreach Tactics:** Media relations will primarily be handled by the county. News releases and calendar announcements can be used as a method for

communicating important project information. It is recommended that the county continue its positive dialogue with the local media, be responsive and available to answer questions, initiate editorial Board briefings, participate in media interviews, and be open and forthcoming with as much information as possible to keep the media informed. It is recommended that the county look to develop positive news stories about the update process, invite reporters to participate in meetings and other plan activities and generally encourage media-directed interest in the plan update process.

**Methods:** The following methods will be used to reach these groups:

- Targeted news releases
- Calendar announcements
- Editorial board briefings
- Paid advertisements
- Reporter outreach and media follow-up

## Chapter 4. Outreach Activities

There are two primary phases of the public involvement program. There is some overlap between Phase I and Phase II for certain tasks; however, Phase I generally extends from January 2006 through March 2006.

The intent of Phase I is to develop the public involvement strategy, design an identifiable graphical look, develop templates for all supporting communication materials and schedule, and coordinate and participate in the first round of outreach activities. It also includes coordination with other public planning processes including outreach with the open space and recreation planning effort.

Each “round” of public outreach activities will generally follow the public meeting milestones outlined on the attached Kitsap County 10-Year Comprehensive Plan Update Schedule Overview, Public Involvement Activities, February 2006. These correspond to the following key topics and dates:

- *Scoping and Vision Open House* March 2006

- *Plan Alternatives* May 2006
- *Draft Plan Hearings* September 2006

Phase II generally covers the period from April 2006 through December 2006 and includes two additional rounds of outreach activities.

Phase I and Phase II outreach activities are described below.

## 4.1. Phase I Outreach Activities

Following are the Phase I outreach activities:

- **Fact sheet and questionnaire for open space and recreation outreach efforts** – Jones & Stokes will write copy, review county’s edits, and make final recommendations on outreach materials that will be distributed at open space and recreation public meetings and focus groups.
- **Development of project graphical look and identity** – Jones & Stokes will develop a consistent graphic look that will be used on all Comprehensive Plan Update communication materials. The look will include a graphical treatment including consistent use of fonts, colors and project tag line.
- **Development of Phase I “Planners Meeting Package” materials** – Jones & Stokes will develop a series of communication materials that will be make use of the graphical look, project identity and tag line. Jones & Stokes will develop the first version of the Planners Meeting Package materials to coincide with the first round of outreach activities in March. For Phase I, the materials will include:
  - **Project fact sheet** – A project fact sheet will be developed to inform the public and other stakeholder groups about the project. It will be used as an overall “project backgrounder” and will include information about the plan update process, project schedule, and inviting language to encourage participation and interest. The project fact sheet will be a full-color, 8 ½ x 11, two-sided piece and distributed at community locations (see graphic boards below), public meetings, at county public counters, local libraries, project Web site and other high-traffic areas.
  - **Meeting postcard** – A meeting postcard will be used to publicize the first set of public workshops. It will be written and designed to reflect the MyKitsap graphical look and be formatted as a full-color, 5½ x 8½”, two-sided mailer. The meeting postcard will be distributed to all stakeholder database contacts through direct mail and email.



- ***MyKitsap Buttons*** – A MyKitsap button (1¾” diameter) will be developed that expresses the MyKitsap logo and will be distributed at all public venues.
  - ***Project comment card*** – A generic comment card will be designed for use throughout the life of the project. It will include a postage-paid return address for quick and easy responses. It will be distributed at all locations as the project fact sheet. Comments will be reviewed and incorporated into the county and consultant work and be reviewed for common questions, themes or issues on behalf of community members. The project comment card will be posted on the project Web site.
  - ***Graphic Boards*** – Designed for high visibility, one set of three graphic boards will be developed to communicate Comprehensive Plan Update progress and activities in Phase I. The boards will advertise upcoming meeting dates and include a fact sheet/comment card holder and will get attention of the general public at high traffic areas such as libraries, post offices and other locations.
- **Stakeholder Database** – Using the county’s contact lists as a starting point, Jones & Stokes will develop a project stakeholder database that will be used for direct mail and email distribution of plan communication materials. The database will include public meeting attendees, community organizations, environmental groups, elected officials, media representatives and any other groups that may be interested in the Comprehensive Plan activities. The database will be developed in an Excel format with different fields for name, address, organization, phone, email and special notes. The stakeholder database will be provided to a mail distribution service in advance of each outreach material mailing. Jones & Stokes will update the database as necessary throughout the project, to reflect new public meeting attendees, additional stakeholders and others that become engaged throughout the process.
  - **Conduct Scoping Meeting and Vision Open House** – Jones & Stokes will conduct open houses during the scoping period, intended to take place the week of March 20 and March 27, 2006. Jones & Stokes will hold a strategy and planning session with the county, develop an open house agenda, coordinate logistics with the county, manage the development of handouts and graphic Boards, and prepare a summary of each open house. The open houses will be held in three geographic locations in the county. The purpose of the scoping and visioning public workshops are to 1) share input about the Comprehensive Plan Update process; 2) identify issues, concerns and questions of participants; 3) share information about the county’s existing vision concepts; and 4) obtain feedback about the relevance and/or revisions necessary to reflect a current vision for the county.

- **Agency Scoping Meeting** – Jones & Stokes will conduct an agency scoping meeting soon after (likely the next week) the first round of open houses. Jones & Stokes will hold a strategy and planning session with the county, develop a scoping meeting agenda, coordinate logistics, manage the development of handouts and graphic boards, and prepare an agency scoping summary. The purpose of the agency scoping meeting will be to hear from other agencies about issues, concerns and relevant information for the 10-Year Update process.

## 4.2. Phase 2 Outreach Activities

Phase II outreach activities are a continuation of the activities started in Phase I. Using the templates and materials developed in Phase I, these activities are expected to be very similar to those conducted in Phase I, with the primary differences being the timing of activities and the key topic areas for review and discussion. Each plan milestone will focus on a different aspect of the plan development but will also encourage general comments about all phases of the plan at any time. These activities include the following:

- **Stakeholder Database Updates** – The stakeholder database will be updated after each set of public workshops to reflect additional interested parties.
- **Frequently Asked Questions (FAQ) #1** – The FAQ will be developed based on the comments, questions and issues raised throughout the plan process. These may be identified at public meetings, community stakeholder meetings, through comment cards or through one-on-one interactions between members of the public and county staff and/or the consultants. The FAQ will be posted on the project Web site.
- **Planners Meeting Package – Version #2** – The Planner’s Meeting Package materials for Phase II will include a combined newsletter/meeting announcement, an updated fact sheet/FAQ and a set of three updated graphic boards. The newsletter will advertise the upcoming meetings and plan progress; the fact sheet/FAQ will be based on the comments received through comment cards and the graphic boards will jointly advertise the upcoming meetings and share limited information about plan progress.
- **Open houses/public meetings #2** – Plan Alternatives (three; different geographic locations) – The second set of open houses/public meetings will be focused on plan alternatives. The purpose will be to share information and obtain input about several potential alternatives to be studied in the EIS and the future identification of a preferred alternative.
- **Focus Groups – Round #1** – Jones & Stokes will conduct three focus groups, to coincide with the Plan Alternatives meetings. Jones & Stokes will develop a moderator guide, facilitate each focus group and provide a combined summary of

the three focus groups. The focus groups will be conducted after the three public workshops have been held. The purpose of the focus groups will be to review the input provided by the public, share any additional comments, and provide direction to the staff, Consultant and County Commissioners where there are areas of disagreement or diverging opinions.

- **Frequently Asked Questions (FAQ) #2** – The FAQ will be developed based on the comments, questions and issues raised throughout the plan process. These may be identified at public meetings, community stakeholder meetings, through comment cards or through one-on-one interactions between members of the public and county staff and/or the consultants. The FAQ will be posted on the project Web site.
- **Planners Meeting Package – Version #3** – The Planner’s Meeting Package materials for Phase II will include a combined newsletter/meeting announcement, an updated fact sheet/FAQ and a set of three updated graphic boards. The newsletter will advertise the upcoming meetings and plan progress; the fact sheet/FAQ will be based on the comments received through comment cards and the graphic boards will jointly advertise the upcoming meetings and share limited information about plan progress.
- **Open houses/public meetings #3 – Plan Hearings** (three; different geographic locations) – The third set of open houses/public meetings will be focused on the draft plan. The purpose of the meetings will be to share the draft plan and provide an opportunity to hear feedback from the public.
- **Focus Groups – Round #2** – Jones & Stokes will conduct three focus groups, to coincide with the Draft Plan public meetings. Jones & Stokes will develop a moderator guide, facilitate each focus group and provide a combined summary of the three focus groups. The focus groups will be conducted after the three public meetings have been held. The purpose of the focus groups will be to review the input provided by the public, share any additional comments, and provide direction to the staff, Consultant and County Commissioners where there are areas of disagreement or diverging opinions.

### 4.3. County-Initiated Public Involvement Activities

Several public involvement activities will be led by county staff. These include:

- Development of the project Web site with new Web URL: [MyKitsap.org](http://MyKitsap.org) (directing all traffic and linked directly to the county’s existing Web site)
- Coordination and establishment of a speaker’s bureau

- Management and coordination of the stakeholder outreach activities. It is expected that the county will contact stakeholder groups, coordinate with county staff and Board, and schedule convenient times for presentations. County staff and Board will take the lead in making presentations to stakeholder groups, and prepare written summaries as appropriate.
- Focus Groups recruitment and coordination. The County will be responsible for identifying, recruiting and conducting follow-up to ensure focus group participation. The County will be responsible for securing locations for the focus groups. Each focus group shall be targeted to have a maximum of 12 individuals and should represent a wide range of organizations and interests throughout the community.
- Identify and secure locations for graphic boards placement.
- Identify and secure locations for open houses/public meetings.
- Media relations

In addition, there are several optional outreach activities that the county has discussed and may wish to implement. These include:

- Promoting awareness of the MyKitsap theme through the following materials:
  - Banners
  - Fleet magnets
  - Refrigerator magnets
  - Pencils

*Note: The current budget and scope does not include resources to produce these materials.*

## 4.4. Public Involvement Planning Matrix

**Table 4.1 Public Involvement Planning Matrix**

Audience	Outreach Activities	Timing
General Public	<ul style="list-style-type: none"> <li>▪ Planners Meeting Package</li> <li>▪ Open houses/public meetings</li> <li>▪ Comprehensive Plan presentations</li> <li>▪ Graphic information kiosks</li> <li>▪ Media relations</li> <li>▪ MyKitsap Web site</li> <li>▪ Open space and recreation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Key Outreach Milestones in March, May, September 2006</li> <li>▪ On-going</li> </ul>

---

outreach

Community Organizations

- Open houses/public meetings
  - Graphic information kiosks
  - Planners Meeting Package
  - Comprehensive Plan presentations
  - Direct mail of newsletters/meeting announcements
  - Direct contact by county staff, Board, consultants
  - MyKitsap Web site
  - Media relations
  - Speakers' Bureau
  - Open space and recreation outreach
  - Focus groups
- Key Outreach Milestones in March, May, September 2006
  - On-going

Property Owners & Developers

- Open houses/public meetings
  - Graphic information kiosks
  - Planners Meeting Package
  - Comprehensive Plan presentations
  - Direct mail of newsletters/meeting announcements
  - Direct contact by county staff, Board, consultants
  - MyKitsap Web site
  - Media relations
  - Speakers' Bureau
  - Open space and recreation outreach
  - Focus groups
- Key Outreach Milestones in March, May, September 2006
  - On-going

Environmental Groups

- Open houses/public meetings
  - Graphic information kiosks
  - Planners Meeting Package
  - Comprehensive Plan presentations
  - Direct mail of newsletters/meeting announcements
  - Direct contact by county staff, Board, consultants
  - MyKitsap Web site
  - Media relations
  - Speakers' Bureau
  - Open space and recreation outreach
  - Focus groups
- Key Outreach Milestones in March, May, September 2006
  - On-going

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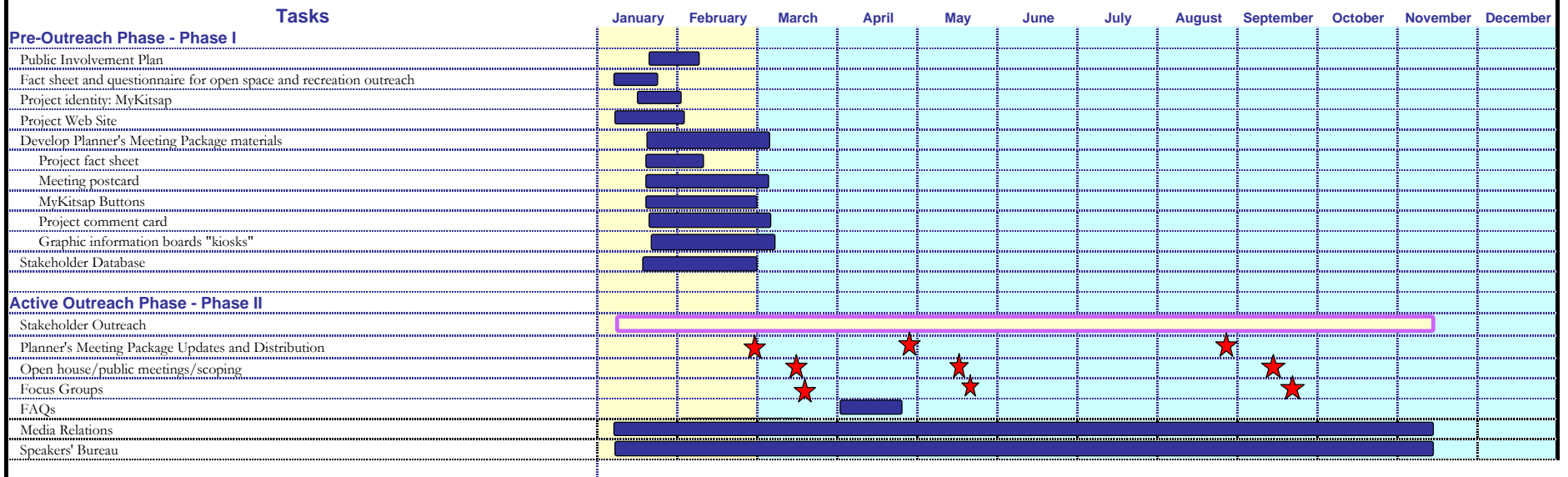
Governmental/ Quasi-governmental Groups	<ul style="list-style-type: none"> <li>▪ Open houses/public meetings</li> <li>▪ Graphic information kiosks</li> <li>▪ Planners Meeting Package</li> <li>▪ Comprehensive Plan presentations</li> <li>▪ Direct mail of newsletters/meeting announcements</li> <li>▪ Direct contact by county staff, Board, consultants</li> <li>▪ MyKitsap Web site</li> <li>▪ Media relations</li> <li>▪ Speakers' Bureau</li> <li>▪ Open space and recreation outreach</li> <li>▪ Focus groups</li> </ul>	<ul style="list-style-type: none"> <li>▪ Key Outreach Milestones in March, May, September 2006</li> <li>▪ On-going</li> </ul>
Board of County Commissioners	<ul style="list-style-type: none"> <li>▪ Comprehensive Plan Update briefings at Board meetings</li> <li>▪ Comprehensive Plan Update presentations at community organizations and government/quasi-government organizations</li> <li>▪ Agency scoping meeting</li> </ul>	<ul style="list-style-type: none"> <li>▪ Key outreach milestones in March, May, September 2006</li> <li>▪ Stakeholder outreach presentation schedule to be determined in Phase I</li> </ul>
Media	<ul style="list-style-type: none"> <li>▪ Targeted news releases</li> <li>▪ Calendar announcements</li> <li>▪ Editorial board briefings</li> <li>▪ Paid advertisements</li> <li>▪ Reporter outreach and follow-up</li> </ul>	<ul style="list-style-type: none"> <li>▪ Key outreach milestones in March, May and September</li> <li>▪ On-going</li> </ul>

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## Appendix – Public Involvement Schedule – 2/3/06

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## Kitsap County 10-Year Comprehensive Plan Update Public Involvement Schedule: 2006 2/27/2006



Legend: Pre-Outreach Phase  
 Legend: Active Outreach Phase  
 Open house/public meetings/scoping



# Vision Workshop Meeting Summary

Kitsap County 10-Year Comprehensive Plan Update ■ Kitsap County ■ April 2006

Appendix B-1



Vision Workshop Meeting Summary  
Kitsap County 10-Year Comprehensive Plan Update  
Vision Workshop Meeting Summary  
March 23-March 28, 2006

Prepared for:  
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April 2006



# Table of Contents

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<b>Chapter 1. North Kitsap Vision Workshop .....</b>	<b>1-1</b>
1.1. Introduction .....	1-1
1.2. Question & Answer Session.....	1-2
1.3. Small Group Exercise .....	1-4
1.3.1. Group 1: Vision Statements .....	1-4
1.3.2. Group 2: Vision Statements .....	1-6
1.3.3. Group 3: Vision Statements .....	1-7
1.3.4. Group 4: Vision Statements .....	1-8
1.4. Written Comment Cards.....	1-10
<b>Chapter 2. Central Kitsap Vision Workshop .....</b>	<b>2-1</b>
2.1. Introduction .....	2-1
2.2. Question & Answer Session.....	2-2
2.3. Small Group Exercise .....	2-4
2.3.1. Group 1: Vision Statements .....	2-4
2.3.2. Group 2: Vision Statements .....	2-6
2.3.3. Group 3: Vision Statements .....	2-7
2.3.4. Group 4: Vision Statements .....	2-8
2.3.5. Group 5: Vision Statements .....	2-9
2.3.6. Group 6: Vision Statements .....	2-10
2.3.7. Group 7: Vision Statements .....	2-11
2.3.8. Group 8: Vision Statements .....	2-12
2.4. Written Comment Cards.....	2-13
<b>Chapter 3. South Kitsap Vision Workshop.....</b>	<b>3-1</b>
3.1. Introduction .....	3-1
3.2. Question & Answer Session.....	3-2
3.3. Small Group Exercise .....	3-4
3.3.1. Group 1: Vision Statements .....	3-4
3.3.2. Group 2: Vision Statements .....	3-6
3.3.3. Group 3: Vision Statements .....	3-8
3.3.4. Group 4: Vision Statements .....	3-9
3.4. Written Comment Cards.....	3-11



# Chapter 1. North Kitsap Vision Workshop

*Location: Kingston Junior High, Kingston*

*Date: March 23, 2006*

*Time: 6:00 p.m. – 9:00 p.m.*

*Meeting Participants: 70*

## 1.1. Introduction

County Commissioner, Chris Endresen, welcomed meeting participants and highlighted the key concepts to address in the 10-Year Comprehensive Plan Update.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose for the meeting was to talk about the community vision for Kitsap County's future. She explained the meeting format and reviewed the ground rules.

Kitsap County Department of Community Development Project Manager, Eric Baker, explained the 10-Year Update process, timeline, and key points to address. He described three phases for developing the update:

1. Visioning involves three public meetings through the end of March
2. Alternatives consideration from April through July
3. Decision-Making from August through December 31, 2006

He also listed the eight areas the update addresses with the knowledge that the county faces a population increase of 100,000 new people in the next 20 years:

1. Protect the natural environment
2. Maintain an attractive livable community

3. Plan for open spaces, including parks and greenbelts
4. Build healthy cities
5. Foster an economy that supports living wage jobs
6. Protect the traditional character of the county
7. Plan for efficient multi-modal transportation
8. Encourage efficient government that works with the public, cities, and tribes

## 1.2. Question & Answer Session

A question and answer session followed Eric's remarks.

Q = Question    A = Answer    C = Comment

Q What forecast model was used for the population growth estimate?

A The Washington State Office of Financial Management developed low, medium and high ranges for population growth estimates.

Q When was the last set of visions developed?

A We last envisioned the county's future as part of the 1998 Comprehensive Plan update.

Q What penalties does the state impose for not planning for population growth?

A State law requires the county to plan for population growth and to have a plan to develop an infrastructure to accommodate this growth. Failure to plan for growth can result in penalties such as withholding grant funding and transportation funds.

Q How can we create and evaluate a Comprehensive Plan update when we have no sources to work from?

A Melinda responded that there are built-in checkpoints along the way. Think about what you would like to say to achieve your vision of Kitsap's future.

Eric also noted that the county is working on a buildable lands analysis for both urban and rural growth from 2000 to 2005. When finished the analysis will give us measuring sticks to determine our progress in planning for growth.

Q On the display maps, the yellow parcels are impacted by the Critical Areas Ordinance. How critical are they? Can they be included in buildable lands?



- A Balancing critical areas with urban growth is a constraining element in the analysis. Buffers need to be included in the 10-year update. Commissioner Endresen said variances could be obtained.
- Q Entry level for a home is \$200,000 and traffic is impossible now. There have been five deaths on the roadways last year. No new jobs have been created. We've had eight years of this: Will we see any positive change?
- A The county has many citizens working very hard on these problems and there are a number of things we can do to improve the situation. Affordable housing and mobility are being addressed in the 10-year update.
- Q Who has the final authority to decide on the update plan?
- A The Kingston Advisory Committee and the sub area planning groups are very involved in this update process. Ultimately, the Board of County Commissioners decides on the update plan based on all the input we gather.
- C In the past 10 years, the county has been buying open space land. In the future, we may need that land for building.
- A The county wants to ensure Kitsap has open spaces.
- Q With 100,000 more people living in this county, how are we going to be affected?
- A Seventy-six percent of the population will live in urban areas and 24 percent will live in rural areas. The cities and the county are working together on the Comprehensive Plan update.
- Q If 24 percent of new construction is in rural areas, what is the number of lots available?
- A We don't have an exact number. We're taking a bottom up approach. We need to know the number of lots already taken, the number already created and the number available for housing. We expect to have the answer by the end of this year or the middle of 2007.
- Q How does the county anticipate accommodating growth without additional ferry crossings?
- A We're looking at a multi-modal planning structure and generating more economic opportunity within the county.
- Q How will the county accommodate different transportation patterns?
- A We need to augment existing ferry capacity.

- Q What population numbers are you using for the 20-year and the 10-year update projects?
- A The 20-year Comprehensive Plan covers 2005 to 2025. The county is looking at a comprehensive review of the plan every 10 years.
- C It used to be we could build one home on 2.5 acres. Now the county wants one home on 20 acres.
- A The Growth Management Hearings Board frowns on the 2.5-acre rural lot size because of the costs for transportation, utilities, etc. There will be no opportunity to return to the development patterns of the early 1990s.
- C It was noted that county staff/consultant be clear to recognize the importance of SEPA and that these meetings are within the SEPA scoping period.
- Q What is the Comprehensive Plan update Web site address?
- A MyKitsap.org

## 1.3. Small Group Exercise

Melinda described the plans for meeting participants to express their visions for Kitsap's future. She encouraged participants to emphasize concepts and ideas rather than specific words, reminded them that they did not need to reach consensus and assured them that it is okay to disagree and have conflicting statements.

She divided the audience into four separate groups with each group addressing two vision statements. The groups then went to their respective stations and spent the next 50 minutes discussing their views. Each group had a facilitator and a scribe, and selected one person to summarize their discussion in a report to the large group.

After each group shared their ideas, all meeting participants were given eight dot stickers to place on the vision elements that they felt were the highest priority. (Dot preferences are included in parentheses.)

### 1.3.1. Group 1: Vision Statements

- A. Protection and enhancement of the natural environment, including wetlands, streams, wildlife habitat, water quality and natural resource activities. (18 dots)
- B. Attractive, well designed and livable urban communities, supported by efficient and high quality services and facilities, and providing a range of housing choices. (17 dots)

## *Group 1: Flip Chart Transcription*

### **Comments Referring to Vision Statements A & B**

- Linking vision statements and maintaining balance (13 dots)
- Enforcement of the vision (2 dots)
- Diversity (2 dots)
- Coordination with other/all (1 dot)
- Make statements less wordy
- Make fewer number of vision statements

### **Comments Referring to Vision Statement A**

- Flexibility in development to retain natural systems; utilizing low impact development (30 dots)
- Incentives for developers to conserve wetlands, trails, etc. (2 dots)
- Recognize historic resources
- Need to enforce plans, visions to achieve common good
- Can the “ideals” be side stepped with variances?
- Good vision statement regarding natural resources; follow through and enforce
- Lots of remaining land has critical areas. Balance affordable housing.
- Balance comes from considering several vision statements
- Value of natural resources go beyond housing opportunity; regarding recharge, aesthetic, stormwater storage, flood control
- Flexibility of developing where there aren’t wetlands, etc.
- Recognize cultural resources along with natural resources

### **Comments Referring to Vision Statement B**

- Add “rural” or change “urban” to “livable” (3 dots)
- Recognize cultural resources (2 dots)
- Recognize historic resources
- Add “and rural” after “livable urban” to consider balancing natural resources and housing
- “Attractive” is ambiguous
- “Livable” includes maintaining natural areas appropriately
- Integrating human and natural systems, incorporate flexibility

- Delete “urban”
- Both statements are linked, human and natural
- Coordinate among jurisdictions
- Low impact development is a way to get at these
- “Livable” includes maintaining the history and culture of the place
- Kitsap is affordable compared to Seattle
- Service providers need to be able to afford to live here
- Maintain diversity; cultural, economic, ethnic, and age

### 1.3.2. Group 2: Vision Statements

- C. Creation of a system of open space, parks and greenbelts, that provide opportunities for recreation and that give structure and separation to urban areas. (12 dots)
- D. An efficient and responsive government that works with citizens, governmental entities and Tribes to meet collective needs fairly; and that supports education, environmental protection and human services. (8 dots)

#### *Group 2: Flip Chart Transcription*

##### Comments Referring to Vision Statement C – Additions

- Keep natural environments natural (18 dots)
- Public gatherings for recreation and First Amendment (2 dots)
- Parking accessibility (2 dots)
- Contingent upon infrastructure, development (1 dot)
- Add public space in urban areas (1 dot)
- Preserve historic sites
- “Preserve” or “improve” in addition to “creation”
- Make open space disbursed
- Protect and consider cultural resources

##### Comments Referring to Vision Statement C – Revised

- Open space for various size groups to assemble (4 dots)
- Utilize the space we have (2 dots)
- Include wildlife to Vision Statement “C” (1 dot)

- Specify types of recreation
- We've created open spaces; now focus on implementation and continue making open space a priority
- Maintenance

#### Comments Referring to Vision Statement D - Additions

- "Accountable" (4 dots)
- "Emergency preparation" (2 dots)
- High quality (2 dots)
- Make use of communication between citizens and county (1 dot)
- Name police specifically under human services
- Having a consistent monitoring tool for data
- Telecommunications service
- Youth and education (consider demographics of future population)
- All levels of education

### 1.3.3. Group 3: Vision Statements

- E. A vital and diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals. (8 dots)
- F. Maintenance of the traditional character, appearance, functions and lifestyles of Kitsap County's rural communities and areas. (2 dots)

#### *Group 3: Flip Chart Transcription*

#### Comments Referring to Vision Statement E

- Industry that fits within geographic constraints (7 dots)
- Develop necessary infrastructure for economic development (6 dots)
- Small, high-value industry (3 dots)
- Support higher and better education (3 dots)
- Capitalize on local talents and skills inventory (2 dots)
- Encourage local work force (1 dot)
- Global competition
- Accountable economic base

- Define boundary
- Develop skills sets and inventory
- Change tax structure for sales and income
- Understand value of service industry

#### Comments Referring to Vision Statement F

- Rural, wooded parks, barns, buildings, recreation, farmland (19 dots)
- Recognition and stewardship of diverse natural and cultural resources (4 dots)
- Balancing character with demographics and aging society (3 dots)
- Small town character (3 dots)
- Preserve historical character (1 dot)
- Pioneer spirit and self reliance (1 dot)
- What is “traditional?”
- Community values
- Enhance (not maintain) character
- Historical character
- Define boundary
- Respect, value and appreciation of past, and carry into future

#### 1.3.4. Group 4: Vision Statements

- G. Creation of an efficient multi-modal transportation system, including roads and highways, ferries, and opportunities for non-motorized travel, that provides efficient access and mobility for county residents and supports our land use pattern. (7 dots)
- H. Healthy cities that are the region’s centers for employment, affordable housing choices, and civic and cultural activities. (11 dots)

#### *Group 4: Flip Chart Transcription*

#### General Comments Referring to Vision Statements G & H

- Vision should reflect real issues; failures and monitoring to establish corrections (1 dot)
- Vision should reflect actual goals (1 dot)
- Monitor absorption and “quality of life” issues
- Self-monitoring

- Recognize desire to change past mistakes
- Preserve valuable resources

### Comments Referring to Vision Statement G

- Vision should include measurable goals for more efficient transportation (10 dots)
- Balance transit access with roadway needs and coordination with existing systems (7 dots)
- Focus on roadway improvements (6 dots)
- Audit at regular intervals for transit (6 dots)
- Focus on transit to develop an efficient system that serves the most people with the lowest cost (4 dots)
- Maintenance and improvement with measurable goals for a more efficient multi-modal transportation system, including roads, highways, ferries, and opportunities for non-motorized travel (3 dots)
- Coordinate county transportation with Seattle, King County, Tacoma and SeaTac (2 dots)
- Build more efficient roads, ferries, highways; non-motorized transit and public transportation are secondary—it was noted on the flip chart that some in the group felt the opposite way (1 dot)
- Focus more on safety (1 dot)
- Focus on main access routes through Kitsap County to Seattle (1 dot)
- Matrix to establish responsibilities
- Provide safe efficient access and mobility for county residents and supports our land use pattern
- Funding coordination of outside impacts to Kitsap County should be promoted to state
- All major transportation improvements are state controlled. What role would Kitsap County play in these decisions?
- Focus improvements on items that are actually functional
- Functional differences in commuting patterns should be considered for future trends
- Ever-evolving, maintained and enhanced
- Add the word “coordination”
- Want safety, efficiency and capacity on concurrency as first consideration

- Delete the word “creation”

### Comments Referring to Vision Statement H

- Affordable housing choices (7 dots)
- Regular audits and evaluation of “healthy” cities and course correction (5 dots)
- Cultural activities (3 dots)
- Consider environment in definition of healthy (3 dots)
- Mobility in/out of cities in part of healthy cities (2 dots)
- Walkability, pedestrian amenities (2 dots)
- Accommodate universal access and synergy between improvements (1 dot)
- Add recreation and open space
- Urban amenities available in cities
- Lifecycle housing in each city

## 1.4. Written Comment Cards

The following written comment cards were submitted during the meeting:

- I think all the vision statements are fine; no need to change. I especially would emphasize the preservation of open space and protection of our natural systems. They cannot be replaced. The beautiful natural environment and our abundant wildlife are a treasure, a lovely asset we should enhance and be proud of and never lose. It shapes the character of our county that we all love.
- We need parks available for the use of LARGE groups. Currently, most large gatherings are being sent to Port Gamble or B.I. parks. This is a constitutional right. “Create” is a bulldozing term. We need to focus more on “preserve” and “improve” with regard to Park Facilities. Especially, we need to help existing entities using Park facilities and buildings, rather than trying to get rid of them (e.g., Boy Scouts, VFW, church organizations).
- Being retired military, primary medical need met at Naval Hospital for 25 years. Recently told due to the influx of people the facility is no longer able to care for retirees’ needs. We are being transferred to the civilian community. However the current medical facilities aren’t enough. Patients have to wait months for heart surgery, etc. This issue specifically has not been addressed. Recent publication of Harrison Hospital’s intention to expand isn’t fast enough. Personally I’m feeling the continued developing/expansion taking our land needs to stop.

Melinda concluded the meeting with reminders about the upcoming vision workshops on March 27 and 28, and an explanation about the next steps in the



process. Each workshop will have a summary and all of the summaries will be summarized into one final document. The alternatives phase begins in May.

Finally, she encouraged people to visit the [MyKitsap.org](http://MyKitsap.org) often, use comment cards to express their views, and to spread the word about getting involved.



## Chapter 2. Central Kitsap Vision Workshop

*Location: Klahowya Secondary School, Silverdale*

*Date: March 27, 2006*

*Time: 6:00 p.m. – 9:00 p.m.*

*Meeting Participants: 104*

### 2.1. Introduction

County Commissioner, Patty Lent, welcomed meeting participants and highlighted the key concepts to address in the 10-Year Comprehensive Plan Update.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose for the meeting was to talk about the community vision for Kitsap County's future. She explained the meeting format and reviewed the ground rules.

Kitsap County Department of Community Development Project Manager, Eric Baker, explained the 10-Year Update process, timeline, and key points to address. He described three phases for developing the update:

1. Visioning involves three public meetings through the end of March
2. Alternatives consideration from April through July
3. Decision-Making from August through December 31, 2006

He also listed the eight areas the update addresses with the knowledge that the county faces a population increase of 100,000 new people in the next 20 years:

1. Protect the natural environment

2. Maintain an attractive livable community
3. Plan for open spaces, including parks and greenbelts
4. Build healthy cities
5. Foster an economy that supports living wage jobs
6. Protect the traditional character of the county
7. Plan for efficient multi-modal transportation
8. Encourage efficient government that works with the public, cities, and tribes

## 2.2. Question & Answer Session

A question and answer session followed Eric's remarks.

Q Does the Comprehensive Plan cover rural areas as well as areas indicated in yellow?

A The focus is on urban areas; review of rural areas is not part of the 10-year update and may take place in 2007. As part of the 10-year, the county will be reviewing interim rural forests lands or rural wooded.

Q Will the Comprehensive Plan make property rights more restrictive or less?

A The plan endeavors to strike a balance between community needs and private ownership. The plan update could include UGA expansions and other changes that could have an impact on private property.

Q What if the anticipated population increase can't be accommodated?

A Sizing Urban Growth Areas is based on a three-tier system. The county will review how much land is available within the existing boundary, take into consideration how much can be accommodated by reasonable measures (i.e. up zoning or increase in building heights). Once this analysis is complete, the country will be looking at areas for expansion.

Q What happens between the vision and goals and policies phases of the Comprehensive Plan update?

A There are three phases: visioning, developing alternatives, and creating the goals, policies and associated regulations. The public will be encouraged to participate in upcoming workshops scheduled for May and August 2006.

Q There is a need for affordable housing because costs are rising, and people can't afford to buy an average-sized home. At what point do we expand the UGA?

- A UGA expansion is only one option; many more opportunities exist such as design code changes, diversity of housing types, and housing in downtown core areas for seniors and younger families
- Q How can planning be done with imposed government mandates?
- A Growth Management and Hearings Board decisions set parameters for local planning. While this can create limitations, much progress can be made in Kitsap County planning within these parameters with a well established and implemented vision.
- Q How much consideration and weight will be given to ferry commuter facilities in the Comprehensive Plan?
- A The transportation system is essential to the county's planning effort, especially for Bremerton, Kingston and Poulsbo. Kitsap Transit will also be important. The ferry system will be looked at in the context of the entire transportation system.
- Q Does each vision statement and planning element in the Comprehensive Plan include a cost and the method for financing it?
- A Yes. The Capital Facilities Plan is included in the 10-year plan.
- Q How will you incorporate or summarize public comments?
- A A summary of all three workshops will be prepared and posted online for public review. County staff, planning commission and county commissioners will review all comments gathered. The comments will help guide the second phase of the Comprehensive Plan update process, the development of the alternatives.
- Q Why wait? Why is the county working so close to the December 2006 deadline?
- A The original deadline was changed by the Growth Management Hearings Board. To avoid penalties, the county must complete the update by the deadline.
- Q Why is historic preservation not emphasized in the Comprehensive Plan update?
- A This workshop is an opportunity to identify missing elements of the plan such as historic preservation.
- Q How do we know people will want to buy multi-family housing?
- A The visioning workshop will help identify neighborhood character preferences. Multi-family housing is more compact and therefore can be more affordable than single-family dwellings.

## 2.3. Small Group Exercise

Melinda described the plans for meeting participants to express their visions for Kitsap's future. She encouraged participants to emphasize concepts and ideas rather than specific words, reminded them that they did not need to reach consensus and assured them that it is okay to disagree and have conflicting statements.

She divided the audience into eight separate groups with each group addressing one vision statement. The groups then went to their respective stations and spent the next 50 minutes discussing their views. Each group had a facilitator and a scribe, and selected one person to summarize their discussion in a report to the large group.

After each group shared their ideas, all meeting participants were given eight dot stickers to place on the vision elements that they felt were the highest priority. (Dot preferences are included in parenthesis.)

### 2.3.1. Group 1: Vision Statements

- A. Protection and enhancement of the natural environment, including wetlands, streams, wildlife habitat, water quality and natural resource activities.

#### *Group 1: Flip Chart Transcription*

##### General Comments

- Well-stated goal, but will it be implemented?
- Add rehabilitation
- How will we pay for rehabilitation?
- Too broad (all species?, costs?)
- Habitat can also cause problems, e.g., geese and Island Lake
- Looking for balance
- Impacts of past are costing us; if we wait, will cost more
- Support vision statement
- Streams need our assistance
- Identify areas for habitat, but can't have it everywhere
- Processing of sewage to reclaim water
- Too much development cuts the amount of infiltration, depleting the aquifer
- Some stormwater requirements don't correspond well with site characteristics
- Greenhouse effect, vehicle emissions; is Kitsap planning for this?

- Not only wildlife areas, but need corridors for connection areas, corridors work together
- Protecting habitat corridors; doesn't seem to be a rule, or perhaps just not emphasized enough
- Existing statement is not being implemented well
- Area we studying the habitat need sufficiently? Are we evaluating current use enough to meet wildlife needs?
- We should look for the information being developed here as well as elsewhere
- Think we are at a critical time when many things can be lost; whole ecosystem is important
- Business, residential and habitat can live together, but we must plan for it and care enough to do it
- Concern about how wildlife corridors will affect land use, e.g., for tree-farmers, explore compensation or grants
- Include education; young people and others
- Low impact development is a good approach

### Additions

- Need more about habitat and aspects such as connecting corridors; very important (13 dots)
- Greenhouse gases/global warming; need for another statement? (9 dots)
- Low impact development (7 dots)
- Stormwater management (6 dots)
- Education is an important aspect of protecting natural resources (5 dots)
- Need to re-direct stormwater runoff back into stream (5 dots)
- Add "rehabilitation" (utilize grants for cost); more than just "enhancement" (4 dots)

### Revisions

- Wildlife corridors (5 dots)
- Whole ecosystems (5 dots)

### Deletions

- None noted

## 2.3.2. Group 2: Vision Statements

- B. Attractive, well designed and livable urban communities, supported by efficient and high quality services and facilities, and providing a range of housing choices.  
(1 dot)

### *Group 2: Flip Chart Transcription*

#### General Comments

- Preserve character of existing neighborhoods; need compatibility with new development, especially infill in UGAs (2 dots)

#### Additions

- Add “affordable” between “attractive” and “well designed” (9 dots)
- Add “recreation activities” after “facilities” (6 dots)

#### Revisions

- Walkability and safety, e.g., widen shoulder (15 dots)
- Smaller homes for empty-nesters and young families (4 dots)
- Enough land for affordable housing; incentives, e.g., tax breaks (3 dots)
- Emphasize open space, recreation and trees (3 dots)
- Job base to make healthy communities (3 dots)
- Mixed use: housing above destination points in Old Town, e.g., antique stores, restaurants (3 dots)
- Variety of lot sizes (2 dots)
- More ownership options, e.g., townhouses (2 dots)
- Compliment and diversify military job base (2 dots)
- Schools in proximity to homes (2 dots)
- Sun River, Oregon communities and Bellingham have done a great job (1 dot)
- Trail and street connections (1 dot)
- Make use of technology (1 dot)
- Multi-use paths with bikes (1 dot)
- Pedestrians and golf carts
- Centralized services in all districts
- Local retail serving neighborhoods
- Recycling and composting facilities



- Centralized government and health services, e.g., Silverdale
- Suburban densities eat up land

### Deletions

- None noted

## 2.3.3. Group 3: Vision Statements

- C. Creation of a system of open space, parks and greenbelts, that provide opportunities for recreation and that give structure and separation to urban areas.

### *Group 3: Flip Chart Transcription*

#### General Comments

- Zoning: protecting existing spaces designated for park/green space and avoiding future development, durable protection, in perpetuity (18 dots)
- Maintain clear separation between urban and rural areas using green/open space (16 dots)
- Retain each community's historic significance (8 dots)
- Protection of existing natural resources/ecological zones (5 dots)
- Connectivity; connecting open space/park zones throughout urban and rural areas
- Putting plan into action (4 dots)
- Need these spaces
- Density, not enough open space
- Poulsbo Place not good model
- Areas currently undeveloped aren't protected. Park land is set aside, but because of zoning could be developed in future.
- Each community is different; consider uniqueness of community's zoning
- Establish separate/new zoning for parks/open space/newly acquired city land for public use

#### Additions

- Retain existing ecological nuggets/clusters
- Have we achieved vision established in 1998 Comprehensive Plan?
- County must implement protections for lands currently set aside as open space/parks and ensure that development can't happen in future. Zoning is key.
- Move to next step beyond creation and planning: implementation

- Consider uniqueness of each community for zoning
- Separation between urban and rural must be maintained
- Connecting existing greenways
- Establish separate zoning (protection in perpetuity) for public use parks/open space (including new acquisitions) and maintain use compatibility
- Open space/park area plans must incorporate access/transportation/travel routes, e.g., multi-modal
- Connectivity between separator zones/greenways and between urban and rural
- Identify zones/areas between designated open space/parks that create connection

### Revisions

- None noted

### Deletions

- None noted

## 2.3.4. Group 4: Vision Statements

- D. An efficient and responsive government that works with citizens, governmental entities and Tribes to meet collective needs fairly; and that supports education, environmental protection and human services.

### *Group 4: Flip Chart Transcription*

#### General Comments

- Reach out to “Under-40” groups – get word out through Olympic College, PTA groups, current affairs classes (2 dots)
- Deletions of existing text may be interpreted as intending to deny or omit what is stricken
- Get Indian tribes on board with all of us

#### Additions

- Add “while respecting individual rights” after “fairly” (19 dots)
- Unincorporated UGAs need representative governance regarding land use (5 dots)
- Cost effective/fiscal responsibility (4 dots)
- Urban areas should be incorporated (3 dots)
- Balance collective and individual needs (2 dots)

- Accessible government, convenient and local to all parts of county (2 dots)

### Revisions

- Responsible “county” government

### Deletions

- Delete text after “fairly”

## 2.3.5. Group 5: Vision Statements

- E. A vital and diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals

### *Group 5: Flip Chart Transcription*

#### Summary Comments

- 4-year university and vocational programs in Kitsap County (6 dots)
- High-tech, bio-tech and communication for the future (5 dots)
- Streamlined permit process (3 dots)
- Add environmentally sound industries (air quality emission standards above current levels) as a value (food and fiber/agriculture) (3 dots)
- Primary and secondary educated workforce (3 dots)
- Educate and retain the workforce (2 dots)
- Air quality emissions standard above current levels (1 dot)
- Involve students in all this planning and implementation
- Integrate green space with economic activity
- Create attractive urban environment to attract educated workforce
- Coordinate with adjacent counties’ economic development efforts
- Support local, fresh, organic agriculture
- Incentives to support agricultural lands
- Discuss use of 1,000 acres for NASCAR-like track

#### *Additions*

- Balance economic development with air quality and environmental quality
- Need heavy industry
- High-tech, bio-tech industries needed

- Targeted job training
- Vocational/professional training and medical support
- Diversity to provide local employment opportunities
- Streamline development process
- More tourist housing facilities
- Improved communications for global economy
- More amenities and jobs for younger population
- Integrated green space and open areas with economic activity
- Flexible zoning to encourage home-based occupations
- Satellite campuses to act as magnets and growth centers, plus training
- Promote outdoor tourist recreation facilities and programs

#### Revisions

- None noted

#### Deletions

- None noted

### 2.3.6. Group 6: Vision Statements

- F. Maintenance of the traditional character, appearance, functions and lifestyles of Kitsap County's rural communities and areas.

#### *Group 6: Flip Chart Transcription*

#### General Comments

- None noted

#### Additions

- DNR forests to stay intact/replanted (11 dots)
- Traditional character includes a mixed bag of development and non-development (2 dots)
- Promote/maintain/recognize historic/pioneering spirit of county (2 dots)
- Attempt to maintain (1 dot)

#### Revisions

- DNR lands held in trust in perpetuity (3 dots)
- Vision is multi-millionaires vs. ghettos (1 dot)

- City ownership/rental rate (1 dot)
- Infrastructure's role in rural areas (1 dot)
- How to plan for changing mind sets/lifestyles
- How to maintain vision with 100,000 people
- Cluster development preserves trees and habitat
- Vision conflicts with GMA
- How to balance rural lifestyles with city lifestyles
- Provision of choice
- Common sense in rules application
- How to enforce rural character maintenance; need adequate county resources

### Deletions

- None noted

## 2.3.7. Group 7: Vision Statements

- G. Creation of an efficient multi-modal transportation system, including roads and highways, ferries, and opportunities for non-motorized travel, that provides efficient access and mobility for county residents and supports our land use pattern.

### *Group 7: Flip Chart Transcription*

#### General Comments

- Privatize bus system and ferries (10 dots)
- Synchronize stop lights (7 dots)
- Small general aviation airports at north end and southwest corner to augment speedy access and evacuation (7 dots)
- Coordinate transportation improvements with community buildings (2 dots)
- Coordinate bus sizes to ridership level (2 dots)
- Bridge, infrastructure and major improvements should be encouraged again (1 dot)
- Do not privatize bus system and ferries (1 dot)
- Passenger ferry focus for Bremerton (1 dot)
- Mistrust of government and county

- Concern regarding focus on transit; focus on auto should improve liability for trails shouldn't limit
- People safety is major concern and impediment to utilizing pedestrian travel
- Bridge improvements should increase capacity for entire route

### Additions

- Bridge or tunnel to Bainbridge (18 dots)
- Focus on pedestrian connections/bicycle improvements and interconnectivity between developments (10 dots)
- Efficient and environmentally sensitive transportation system (5 dots)
- Focus on how technology (wireless internet) can reduce transportation impacts (2 dots)
- Promote sidewalks/street lights (1 dot)
- Bypass through congested areas (1 dot)
- Add economic development (1 dot)
- Safe travel paths to schools

### Revisions

- Flexible system
- Focus transit upon corridors/centers that are both feasible and financially feasible

### Deletions

- None noted

## 2.3.8. Group 8: Vision Statements

H. Healthy cities that are the region's centers for employment, affordable housing choices, and civic and cultural activities.

### *Group 8: Flip Chart Transcription*

#### General Comments

- Healthy relates to wastewater, stormwater, composting toilets, new technologies that tie into infrastructure (7 dots)
- Well-connected regions and centers (5 dots)
- Diversity in housing size, type, affordability (1 dot)
- Rights should not be restricted by a vision, e.g., transportation requirements (1 dot)

- Some employment areas, such as industrial parks in rural areas also exist; don't restrict
- Healthy includes walking, skateboards, horse trails
- Employment includes telecommuting
- Healthy includes good lighting, safety
- Need economic vitality outside of cities as well
- Modular home parks (similar to Arizona) for affordable housing
- Fewer restrictions on clustering
- Community centers (campus, theater, grill and eateries)
- Healthy city is a new city, old cities are rundown and most costly to bring up to standard, 65% of building is going on outside cities
- Events: family, annual, fun and community-oriented
- Regeneration does happen in older cities
- Keep low-height buildings, mix of old and new
- Small places turn into small cities, e.g., Hansville, Illahee, and Kingston
- Define terms
- Financial health, more transparency on how money is spent

### Additions

- Civic and cultural: well-connected (transportation), public spaces, community centers, drug free (14 dots)
- Housing: diversity in size, type, affordability, ownership vs. rental (8 dots)
- Healthy: safety, environmental, economic vitality (7 dots)
- Employment: good paying jobs, diverse options, includes telecommuting (4 dots)

### Revisions

- None noted

### Deletions

- None noted

## 2.4. Written Comment Cards

The following written comment cards were submitted during the meeting:

- The plan has no zoning between one DU/5 acres and 5-9 DU/1 acre. With all the population coming, it would be better to drop back to 1 DU/2.5 acres such as what I now have. But please, no sprawl. Keep the urban areas in their bounds.
- Vision statement #8 addition: insert “well-connected” between the words “regions” and “centers.”
- Any rules and laws made must have defining applicability criteria, i.e., common sense, and methods stated for seeking waivers and appeals. The current stormwater management plan does not, in regard to the 5,000 square foot rule. A lot of time, money and resources are being wasted by property owners when building in order to comply.
- There is an ancient saying, ‘the head may devise in vain, if the hand be not quick to execute the plan.’ What will the plan cost and where will the money come from? This is a statewide problem.

Melinda concluded the meeting with reminders about the upcoming vision workshop on March 28, and an explanation about the next steps in the process. Each workshop will have a summary and all of the summaries will be summarized into one final document. The alternatives phase begins in May.

Finally, she encouraged people to visit [MyKitsap.org](http://MyKitsap.org) often, use comment cards to express their views, and to spread the word about getting involved.



## Chapter 3. South Kitsap Vision Workshop

*Location: Givens Community Center, Port Orchard*

*Date: March 28, 2006*

*Time: 6:00 p.m. – 9:00 p.m.*

*Meeting Participants: 63*

### 3.1. Introduction

County Commissioner, Jan Angel, welcomed meeting participants and highlighted the key concepts to address in the 10-Year Comprehensive Plan Update.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose for the meeting was to talk about the community vision for Kitsap County's future. She explained the meeting format and reviewed the ground rules.

Kitsap County Department of Community Development Project Manager, Eric Baker, explained the 10-Year Update process, timeline, and key points to address. He described three phases for developing the update:

1. Visioning involves three public meetings through the end of March
2. Alternatives consideration from April through July
3. Decision-Making from August through December 31, 2006

He also listed the eight areas the update addresses with the knowledge that the county faces a population increase of 100,000 new people in the next 20 years:

1. Protect the natural environment

2. Maintain an attractive livable community
3. Plan for open spaces, including parks and greenbelts
4. Build healthy cities
5. Foster an economy that supports living wage jobs
6. Protect the traditional character of the county
7. Plan for efficient multi-modal transportation
8. Encourage efficient government that works with the public, cities, and tribes

## 3.2. Question & Answer Session

A question and answer session followed Eric's remarks.

Q Where do alternative energy and energy efficient components and efforts sit within the Comprehensive Plan?

A If these are goals and policies of emphasis that the community wants to see addressed, they can be included in the Comprehensive Plan.

Q What about population allocations such as 6,000 in South Kitsap?

A The county must identify how 100,000 new residents will be accommodated. This means allocating a portion of that to each area of the county.

Q Why not adopt sub area plans now (e.g., early) and avoid waiting another year?

A There are pros and cons to adopting the SK/Port Orchard sub-area plan prior or incorporated into the 10-year schedule. This topic will be discussed further with the county and the City of Port Orchard.

Q Why was the Kingston sub area plan a separate, stand-alone review process?

A The Kingston sub area plan effort was underway prior to the 10-year update process, as were other sub area plan efforts. The Kingston sub area plan was an update to the plan originally adopted in 2003. With the Growth Management Hearing Board requirement that the county complete the 10-year update by December 2006, it is now necessary to incorporate any outstanding or in-progress sub area plans into this process. All the plans will need to be consistent.

Q Why wasn't the public included in the decision regarding the Kingston sub area plan?

A The Kingston sub area plan phase 2 had a citizen's advisory group and worked very hard on the sub-area plan update.

- Q Why not streamline the permit process?
- A The county is considering revisions to zoning and the permit process; creating an integrated, more efficient EIS process; and streamlining the SEPA process.
- Q Why doesn't the county have user-friendly staff?
- A The county is working hard to be customer-friendly and responsive to the communities it serves.
- C A ferry route between Southworth and downtown should be a priority.
- Q Why do major arterial roads run along the waterfront, given all the pollution it creates? Will the county consider moving them inland?
- A They are existing corridors. Moving them inland at this point would not be financially or environmentally effective.
- C The vision statements should include the importance of education in the community
- Q Nothing has changed since 1998. There haven't been any transportation improvements despite the growth. The County is working on building infrastructure.
- A There has been a good deal of residential and commercial development in the county since 1998.
- C The county needs housing options for all income levels and diversity of housing types.
- C The existing vision statements are not being achieved.
- Q How Countywide Planning Policies are updated in accordance with revised vision statements?
- A The county comprehensive plan and countywide planning policies must be consistent. . The countywide planning policies are under a separate amendment process, with the last set of revisions completed in 2004. Proposed amendments to the county comprehensive plan will be reviewed for consistency with the countywide planning policies.
- C There should be inclusive communities and opportunities for older citizens.
- Q The current UGA is too small and is driving prices up. What is the county going to do about it?
- A Through this update, the county will consider re-sizing the UGA and reasonable measures to accommodate increased population.

Q How does Manchester Community Plan fit in with the Comprehensive Plan update?

A It is considered a rural area and will not be included in the 10-year update.

Q How will earlier public involvement efforts on sub area plans be addressed and incorporated?

A Sub area plans will be incorporated into the Comprehensive Plan.

C The planning department was made by and for the people.

### 3.3. Small Group Exercise

Melinda described the plans for meeting participants to express their visions for Kitsap's future. She encouraged participants to emphasize concepts and ideas rather than specific words, reminded them that they did not need to reach consensus and assured them that it is okay to disagree and have conflicting statements.

She divided the audience into four separate groups with each group addressing two vision statements. The groups then went to their respective stations and spent the next 50 minutes discussing their views. Each group had a facilitator and a scribe, and selected one person to summarize their discussion in a report to the large group.

After each group shared their ideas, all meeting participants were given eight dot stickers to place on the vision elements that they felt were the highest priority. (Dot preferences are included in parenthesis.)

#### 3.3.1. Group 1: Vision Statements

- A. Protection and enhancement of the natural environment, including wetlands, streams, wildlife habitat, water quality and natural resource activities. (8 dots)
- B. Attractive, well designed and livable urban communities, supported by efficient and high quality services and facilities, and providing a range of housing choices. (5 dots)

#### *Group 1: Flip Chart Transcription*

##### General Comments About Vision Statement A

- Pave gravel soils, not agriculturally capable soils (6 dots)
- Need shoreline access, especially south Kitsap; this is part of protection, shorelines are important (3 dots)
- Develop more in-land routes; easier to prevent pollution than clean it up (2 dots)

- Need to undo prior damage and need enhancement (2 dots)
- There are abandoned watersheds (1 dot)
- When does “protection” stop? How do we measure?
- Status quo: no growth, then can protect
- Can’t stop growth, people are born and raised here
- Say how to protect and enhance, e.g., alternative fuels
- Critical Areas Ordinance is aggressive
- Natural resources such as agriculture, forestry, mineral are part of the balance
- Freeze sales, keep for future generations and donate
- Enhancement affects private owners
- Natural resources: clamming, commercial and enjoyment
- Critical Areas Ordinance controls small animals
- Government can sell your land, eminent domain

#### Additions

- None noted

#### Revisions

- Clarify “natural resources”—part of balance (1 dot)
- Protect the natural environment

#### Deletions

- Remove “enhancement” (3 dots)
- Keep “enhancement”

#### General Comments About Vision Statement B

- How have we done with each GMA goal; measure how we’re doing and correct it (2 dots)
- New development not attractive; small lots, not enough play areas (1 dot)
- Have retail within walking distance, but can’t compete with Wal-Mart (1 dot)
- Need sewer to get densities (1 dot)
- Services mean different things in rural and urban areas
- County should have taken high population growth number and applied a market factor
- UGAs have substandard roads

- Need adequate land in UGAs
- No competition among sellers
- High quality could mean unaffordable for some
- Need to address realistic markets, free economic conditions
- Make sure plan works; GMA doesn't work, help change it, people sleeping in cars
- Process is broken; plans and goals with people don't need vision

### Additions

- Add "rural" to "urban" communities (4 dots)
- Adequate and timely services (3 dots)
- Recognize and allow free market economy (2 dots)
- Add livable "for everyone"
- Make "livable" for everyone
- Based on sound economic principles

### New Vision Statement Suggestions

- New vision element based on 5 economic priorities (11 dots):
  - Achieve economic stability
  - Provide economic growth
  - Provide growth with economic efficiencies
  - Provide growth with economic security
  - Provide for economic freedom
- Add vision statement regarding alternate forms of energy (2 dots)

### Deletions

- Take out "urban" (1 dot)

## 3.3.2. Group 2: Vision Statements

- C. Creation of a system of open space, parks and greenbelts, that provide opportunities for recreation and that give structure and separation to urban areas. (7 dots)
- D. An efficient and responsive government that works with citizens, governmental entities and Tribes to meet collective needs fairly; and that supports education, environmental protection and human services. (4 dots)

## *Group 2: Flip Chart Transcription*

### **General Comments About Vision Statement C**

- Need more urban and neighborhood parks (1 dot)
- Howe Farm Park not being used as a park now
- Made good progress on creation of park/open space system
- How do county and cities share cost of parks developed in county and annexed to city?
- Parks important for making Kitsap a good place to live

### **Additions**

- New urban development should include active and functional recreation space (3 dots)
- Park plans should fit with other uses (1 dot)
- Need more urban neighborhood parks (1 dot)
- Add language to ensure function of park remains over time

### **Revisions**

- Restructure/reorganize to emphasize parks as separate from open space and green belts (7 dots)
- Creation and maintenance of park/open space system (1 dot)

### **Deletions**

- None noted

### **General Comments About Vision Statement D**

- None noted

### **Additions**

- Allow rezones that conform with plan (5 dots)
- Encourage more citizen feedback on government decisions and meet collective needs (3 dots)
- Be more inclusive with citizen participation (2 dots)
- Alternative times, dates (e.g., weekends) and places for public meetings and partner with other groups (e.g., have Girl Scouts provide day care)
- Use alternative means/technologies to get people involved
- Make use of schools and college classes to get younger folks involved

## Revisions

- Add “public services” and “human services” (4 dots)
- Add “property rights” between “environmental protection” and “human services” (4 dots)
- Add “community” and “private” to “property rights”
- Remove “efficient” and replace with “friendly”
- Remove “efficient” and focus on “responsive”

## Deletions

- None noted

### 3.3.3. Group 3: Vision Statements

- E. A vital and diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals.
- F. Maintenance of the traditional character, appearance, functions and lifestyles of Kitsap County’s rural communities and areas.

### *Group 3: Flip Chart Transcription*

#### General Comments About Vision Statement E

- Recognize existing rural industry and capture more rural industry, e.g., telecommunications (5 dots)
- Kitsap SEED (Sustainable Energy and Economic Development) Project fits with economic development (4 dots)
- Attract technology businesses with incentives (4 dots)
- Develop existing education system/advanced education system, Kindergarten through Masters level (3 dots)
- Capitalize on the runway (2 dots)
- What is a “living wage?” (2 dots)
- Consider county as an integrated campus (2 dots)
- Every place is a destination (2 dots)
- Clarify “local economic goals”
- Kitsap should be more than just a bedroom community
- Innovation is key



- Focus on necessary infrastructure
- Reduce waste, recycled products

#### Additions

- None noted

#### Revisions

- None noted

#### Deletions

- None noted

#### General Comments About Vision Statement F

- As properties are acquired, recognize those histories (5 dots)
- Define “rural” (4 dots)
- Ensure densities are appropriate for future urban/rural areas (3 dots)
- Assist in maintenance, focus on rural or traditional lifestyles (1 dot)
- Involve younger generation in historic activities and properties (1 dot)
- Maintenance does not necessarily endorse enhancement
- Preserve murals
- Authenticity is key
- Does “traditional” change or lend to easy definition?

#### Additions

- Add farms and rural communities (1 dot)
- Add “and urban” to “communities and areas”

#### Revisions

- County’s communities and “rural areas” (1 dot)

#### Deletions

- None noted

### 3.3.4. Group 4: Vision Statements

- G. Creation of an efficient multi-modal transportation system, including roads and highways, ferries, and opportunities for non-motorized travel, that provides efficient access and mobility for county residents and supports our land use pattern.

H. Healthy cities that are the region's centers for employment, affordable housing choices, and civic and cultural activities.

### General Comments About Vision Statement G

- Improved Southworth to Seattle ferry routes for passenger and car (35 dots)
- Include transportation plans for Southworth ferry (7 dots)
- Balance new roads with environmental community concerns (4 dots)
- Add licensing for bicycles (3 dots)
- Promote south ferries to state agencies (2 dots)
- Economic incentives/possible tourism (1 dot)
- Possibilities for bicycle improvements (1 dot)
- Increased widths for non-motorized travel (1 dot)
- Additional dock at Southworth ferry terminal (1 dot)
- Reduction or elimination of bus fares to increase ridership (1 dot)
- Concurrency should be updated (1 dot)

### Additions

- Subsidized taxis to rural areas (3 dots)
- Separated non-motorized travel paths (2 dots)
- Focus transit in high-use, urban areas, separate system for outlying rural areas (1 dot)
- Increase park and rides (1 dot)
- Accountability and measuring system for transit goals (1 dot)

### Revisions

- None noted

### Deletions

- None noted

### General Comments About Vision Statement H

- Make areas attractive to employees to locate (14 dots)
- Not everyone wants to live in cities (1 dot)
- No cities are centers for regional employment

### Additions

- Streamline permitting (20 dots)
- Focus on education as a component of healthy cities (3 dots)
- Preservation of environment and access to environment/parks/natural environment

### Revisions

- Affordable and variety of housing choices (13 dots)

### Deletions

- None noted

## 3.4. Written Comment Cards

The following written comment cards were submitted during the meeting:

- Need consultant (or staff facilitator) to not cave in when a citizen dominates. Specifically, he migrated to a group he was not assigned to and began speaking while standing up (all other group members were sitting down). Standing and using a loud voice to dominate are behaviors the facilitator should halt. He may have something worth saying but by being unwilling to listen to others and unaware of the group's conversation, he is intruding and dominating.
- How do we know how well the county has done in following through with prior (existing) vision, goals and policies? Where have the trouble spots been? Are any currently neglected or festering? With these questions in mind, I recommend the county commit to doing a gap analysis to help make mid-course corrections as needed, during the decade ahead, after the 2006 Comp Plan is approved. This could be captured under the Governance Element. Other Puget Sound area jurisdictions have done gap analyses.

Melinda concluded the meeting with reminders about the next steps in the process. A summary of the three workshops will be developed and available on the mykitsap.com Web site within a week or two. The alternatives phase begins in May.

Finally, she encouraged people to visit MyKitsap.org often, use comment cards to express their views, and to spread the word about getting involved.



# 10-Year Update: Vision Themes

Kitsap County 10-Year Comprehensive Plan Update ■ Kitsap County ■ May 2006

Appendix B-2



# 10-Year Comprehensive Plan Update: Vision Themes Kitsap County

Prepared for:  
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May 2006





# 10-Year Update: Vision Workshop and Scoping Period

Kitsap County is reviewing and updating its 1998 Comprehensive Plan to address a new horizon year of 2025 and to accommodate growth for the next 20 years. As part of the process, the county started by re-examining the Vision Statement that describes Kitsap County 20 years in the future. The Vision Statement is intended to guide Comprehensive Plan goals, policies, and plan maps.

Kitsap County asked for public input about its Comprehensive Plan Vision Statement at public workshops in late March 2006. Also between mid-March and early April 2006 the county established a comment period on the scope of the integrated Comprehensive Plan/Environmental Impact Statement. Based on these outreach efforts, this document summarizes common themes found in the public comments.

## Vision Workshops

Kitsap County hosted three public vision workshops on March 23, 27 and 28. A total of 237 people attended the workshops, including 70 on March 23 in Kingston, 104 on March 27 in Silverdale, and 63 on March 28 in Port Orchard. At each workshop, participants reviewed the county's existing vision statements (1998 Comprehensive Plan), and identified potential modifications to these vision statements. Workshop participants then were asked to signify their vision preferences by using colored dots to highlight the most important vision elements. (*Dot preferences are included in parentheses under the Sample Comments heading below.*) This document summarizes the key themes that were identified at the meetings. A complete summary of the vision workshops is available on the county's Web site at [MyKitsap.org](http://MyKitsap.org).

## Scoping Period

On March 18, 2006 Kitsap County published a Scoping Notice and a supporting Scoping Document indicating an Environmental Impact Statement (EIS) is being prepared for the 10-Year Comprehensive Plan Update. The notice solicited comments on the scope of the EIS, including topics and potential alternatives. The environmental analysis will be part of an integrated Comprehensive Plan and EIS. The scoping period closed on April 10, 2006, 4:30 p.m. By the deadline, written comments –submitted as letters, emails or web site comment forms – were received from 25 agencies, citizen groups, or individuals. The comments were reviewed for common themes along with the Vision Workshop input described above. Sample comments from the scoping comments are included in the charts at the end of this document. A complete summary is provided under separate cover in “Summary: Scoping Comments.” Copies are available at Kitsap County’s Department of Community Development offices at the contact address and phone number listed on the title page.

## Vision Themes

The following tables identify common topics or themes elicited at Vision Workshops and from written comments during the scoping period. Sample comments supporting the themes are included. Vision Workshop dot preferences are included in parentheses. Scoping comments are identified in parentheses. Based on Workshop location and based on commenter addresses, the tables illustrate themes in North, Central, and South parts of the county. However, reviewing the results common themes were found in all three parts of the county. In summary, the themes across the County included:

- Natural environment and open space protection and enhancement, balanced with growth
- Consider broader natural environmental context and open space connections
- Rural open space *and* buildings are part of Kitsap’s character
- Define and distinguish urban and rural areas
- Urban communities, livable and healthy, connected, safe and innovative
- Affordable and diverse housing choices
- Economic prosperity, including balanced growth
- Transportation plan that is balanced, measurable and includes road and transit improvements
- New transportation approaches
- Improved ferries and transportation
- Responsive and fair government
- Link and balance all vision elements

## Themes: North Kitsap

Theme	Sample Comments
Natural environment and open space protection and enhancement, balanced with growth	<p>Flexibility in development to retain natural systems; utilizing low impact development (30 dots)</p> <p>Protection and enhancement of the natural environment, including wetlands, streams, wildlife habitat, water quality and natural resource activities. (18 dots)</p> <p>Creation of a system of open space, parks and greenbelts, that provide opportunities for recreation and that give structure and separation to urban areas. (12 dots)</p> <p>Keep natural environments natural (18 dots)</p> <p>Don't sacrifice critical areas for growth (Scoping Comments)</p> <p>County knows about watershed sensitivity, and it's time to plan appropriately (Scoping Comments)</p> <p>Want large, free public parks, wilderness spaces and bike trails (Scoping Comments)</p>
Livable and healthy urban areas and cities	<p>Attractive, well designed and livable urban communities, supported by efficient and high quality services and facilities, and providing a range of housing choices. (17 dots)</p> <p>Healthy cities that are the region's centers for employment, affordable housing choices, and civic and cultural activities. (11 dots)</p> <p>Discourage public outdoor lighting that shines upward, creates glare, or intrudes on private property, or is excessively bright (Scoping Comments)</p> <p>With cost of homes, need to tear down or build on new land. Charm and character are first victims (Scoping Comments)</p> <p>Mandate underground utilities for new buildings and put existing utilities underground too to improve maintenance and avoid outages (Scoping Comments)</p>
Rural open space and buildings	<p>Rural, wooded parks, barns, buildings, recreation, farmland (19 dots)</p> <p>Maintain rural character of County through continuing current density designations (Scoping Comments)</p>
Transportation plan that is balanced, measurable and includes road and transit improvements	<p>Vision should include measurable goals for more efficient transportation (10 dots)</p> <p>Creation of an efficient multi-modal transportation system, including roads and highways, ferries, and opportunities for non-motorized travel, that provides efficient access and mobility for county residents and supports our land use pattern. (7 dots)</p> <p>Balance transit access with roadway needs and coordination with existing systems (7 dots)</p> <p>Focus on roadway improvements (6 dots)</p> <p>Audit at regular intervals for transit (6 dots)</p> <p>Minimize development impacts on traffic and pollution. No sprawl. (Scoping Comments)</p> <p>Need alternative to auto north-south on peninsula (tail conduit). (Scoping Comments)</p>

Theme	Sample Comments
Responsive government	<p>An efficient and responsive government that works with citizens, governmental entities and Tribes to meet collective needs fairly; and that supports education, environmental protection and human services. (8 dots)</p> <p>Let citizens decide which city to join; don't designate future Bremerton expansion areas that should belong to Silverdale. (Scoping Comments)</p> <p>Well being of community should take precedence over private property rights (Scoping Comments)</p>
Economic prosperity with balance	<p>Industry that fits within geographic constraints (7 dots)</p> <p>Commercial opportunities – grow tourist industry and protect natural features (Scoping Comments)</p> <p>Economic development is focused on quick easy solutions. Make a marketing effort to attract high-tech clean businesses. Offer incentives. (Scoping Comments)</p>
All vision elements should be linked and balanced	Linking vision statements and maintaining balance (13 dots)

## Themes: Central Kitsap

Theme	Sample Comments
Consider broader natural environmental context and open space connections	<p>Need more about habitat and aspects such as connecting corridors; very important (13 dots)</p> <p>Greenhouse gases/global warming; need for another statement? (9 dots)</p> <p>Low impact development (7 dots)</p> <p>Zoning: protecting existing spaces designated for park/green space and avoiding future development, durable protection, in perpetuity (18 dots)</p> <p>Continue to put a high priority on Critical Aquifer Recharge Areas (Scoping Comment)</p> <p>Support protection of the environment. Keep trees and natural areas as in natural condition as possible. (Scoping Comments)</p> <p>Put controls in place to prevent complete desecration and destruction of environment and natural resources (Scoping Comments)</p>
Urban communities, livable and healthy, connected, safe and innovative	<p>Attractive, well designed and livable urban communities, supported by efficient and high quality services and facilities, and providing a range of housing choices.</p> <ul style="list-style-type: none"> <li>▪ Add "affordable" between "attractive" and "well designed" (9 dots)</li> <li>▪ Add "recreation activities" after "facilities" (6 dots)</li> </ul> <p>Walkability and safety, e.g., widen shoulder (15 dots)</p> <p>Healthy relates to wastewater, stormwater, composting toilets, new technologies that tie into infrastructure (7 dots)</p> <p>Civic and cultural: well-connected (transportation), public spaces, community centers, drug free (14 dots)</p> <p>Concerned about development without safe pedestrian accessibility (Scoping Comments)</p>
Affordable and diverse housing	<p>Housing: diversity in size, type, affordability, ownership vs. rental (8 dots)</p> <p>Healthy: safety, environmental, economic vitality (7 dots)</p> <p>Provide affordable housing for seniors and others (Scoping Comments)</p>
New transportation approaches	<p>Privatize bus system and ferries (10 dots)</p> <p>Synchronize stop lights (7 dots)</p> <p>Small general aviation airports at north end and southwest corner to augment speedy access and evacuation (7 dots)</p> <p>Bridge or tunnel to Bainbridge (18 dots)</p> <p>Focus on pedestrian connections/bicycle improvements and interconnectivity between developments (10 dots)</p> <p>Consider sidewalks and bike trails as an integral part of future planning (Scoping Comments)</p>
Define and distinguish urban and rural areas	<p>Maintain clear separation between urban and rural areas using green/open space (16 dots)</p> <p>Retain each community's historic significance (8 dots)</p> <p>DNR forests to stay intact/replanted (11 dots)</p>

Theme	Sample Comments
Fair governance	An efficient and responsive government that works with citizens, governmental entities and Tribes to meet collective needs fairly; and that supports education, environmental protection and human services. Add "while respecting individual rights" after "fairly" (19 dots) Property tax relief for senior citizens (Scoping Comments)
Economic prosperity with balance	Concentrate on growing a society that supports residents through well-planned employment opportunities (Scoping Comments) Cultural and economic role of salmon resources is being overlooked (Scoping Comment)

## Themes: South Kitsap

Themes	Sample Comments
Improved ferries and transportation	<p>Improved Southworth to Seattle ferry routes for passenger and car (35 dots)</p> <p>Include transportation plans for Southworth ferry (7 dots)</p> <p>Evaluate road and transportation needs to accommodate growth (Scoping Comments)</p>
Economic prosperity	<p>New vision element based on 5 economic priorities (11 dots):</p> <ul style="list-style-type: none"> <li>▪ Achieve economic stability</li> <li>▪ Provide economic growth</li> <li>▪ Provide growth with economic efficiencies</li> <li>▪ Provide growth with economic security</li> <li>▪ Provide for economic freedom</li> </ul> <p>Recognize existing rural industry and capture more rural industry, e.g., telecommunications (5 dots)</p> <p>Make areas attractive to employees to locate (14 dots)</p> <p>Streamline permitting (20 dots)</p> <p>Attractive, well designed and livable urban communities, supported by efficient and high quality services and facilities, and providing a range of housing choices. (5 dots)</p>
Affordable and varied housing choices	Affordable and variety of housing choices (13 dots)
Natural environment, open space and parks	<p>Protection and enhancement of the natural environment, including wetlands, streams, wildlife habitat, water quality and natural resource activities. (8 dots)</p> <p>Creation of a system of open space, parks and greenbelts, that provide opportunities for recreation and that give structure and separation to urban areas. (7 dots)</p> <p>Restructure/reorganize to emphasize parks as separate from open space and green belts (7 dots)</p>





# Alternatives Workshop Meeting Summary [Final]

Kitsap County 10-Year Comprehensive Plan Update ■ Kitsap County ■ May 29, 2006

Appendix C





# Alternatives Workshop Meeting Summary

## Kitsap County 10-Year Comprehensive Plan Update

May 15, 18 and 24, 2006

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# Table of Contents

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<b>Chapter 1. North Kitsap Alternatives Workshop .....</b>	<b>1-1</b>
1.1. Introduction .....	1-1
1.2. Question & Answer Session.....	1-2
1.3. UGA Station Discussion.....	1-4
1.3.1. Station 1: Kingston/Poulsbo .....	1-4
1.3.2. Station 2: Port Orchard/ULID 6 .....	1-6
1.3.3. Station 3: SKIA/West Bremerton/Gorst .....	1-7
1.3.4. Station 4: Silverdale/Central Kitsap.....	1-8
1.3.5. Station 5: East Bremerton/Central Kitsap.....	1-9
1.4. Comment Sheets .....	1-10
<b>Chapter 2. Central Kitsap Alternatives Workshop .....</b>	<b>2-12</b>
2.1. Introduction .....	2-12
2.2. Question & Answer Session.....	2-12
2.3. UGA Station Discussion.....	2-14
2.3.1. Station 1: Silverdale/Central Kitsap.....	2-14
2.3.2. Station 2: Silverdale/Central Kitsap.....	2-16
2.3.3. Station 3: Silverdale/Central Kitsap.....	2-17
2.3.4. Station 4: East Bremerton/Central Kitsap.....	2-18
2.3.5. Station 5: East Bremerton/Central Kitsap.....	2-20
2.3.6. Station 6: East Bremerton/Central Kitsap.....	2-21
2.4. Comment Sheets .....	2-22
<b>Chapter 3. South Kitsap Alternatives Workshop .....</b>	<b>3-26</b>
3.1. Introduction .....	3-26
3.2. Question & Answer Session.....	3-26
3.3. UGA Station Discussion.....	3-27
3.3.1. Station 1: Port Orchard/South Kitsap/ULID 6 .....	3-28
3.3.2. Station 2: Port Orchard/South Kitsap/ULID 6 .....	3-29
3.3.3. Station 3: SKIA/West Bremerton/Gorst .....	3-31
3.3.4. Station 4: SKIA/West Bremerton/Gorst .....	3-32
3.3.5. Station 5: Silverdale/Central Kitsap/East Bremerton.....	3-34
3.3.6. Station 6: Silverdale/Central Kitsap/East Bremerton.....	3-35
3.4. Comment Sheets .....	3-36



# Chapter 1. North Kitsap Alternatives Workshop

*Location: Kingston Junior High School, Kingston*

*Date: May 15, 2006*

*Time: 6:00 p.m. – 9:00 p.m.*

*Meeting Participants: 28*

## 1.1. Introduction

Kitsap County Commissioner, Chris Endresen, welcomed meeting participants, thanked them for their involvement and encouraged comments on the alternatives presented at the workshop.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose of the workshop was to gather community feedback on the three alternatives to be studied in the Environmental Impact Statement and to provide feedback to the Board of County Commissioners and Planning Commission. She explained the meeting format and reviewed the ground rules.

Kitsap County Department of Community Development Project Manager, Eric Baker, reviewed the requirements for updating the comprehensive plan, and summarized how the visioning process, public comments, and sub-area planning groups all work together to produce a plan for the anticipated countywide population increase of 100,000 by 2025.

Eric provided a recap of the March 2006 Vision Workshops and summarized the key vision themes identified at the meetings. They include:

### *North Kitsap*

- Natural environment and open space protection and enhancement, balanced with growth
- Livable and healthy urban areas and cities
- Rural open space and buildings
- Transportation plan that is balanced, measurable and includes road and transit improvements
- Responsive government
- All vision elements should be linked and balanced

### *Central Kitsap*

- Consider broader natural environmental context and open space connections
- Urban communities, livable and healthy, connected, safe and innovative
- Affordable and diverse housing

- New transportation approaches
- Define and distinguish urban and rural areas
- Fair governance

### *South Kitsap*

- Improved ferries and transportation
- Economic prosperity
- Affordable and varied housing choices
- Natural environment, open space and parks

## 1.2. Question & Answer Session

A question and answer session followed Eric’s welcome and introduction.

Q = Question; A = Answer; C = Comment

Q How were population targets determined?

A The state Office of Financial Management (OFM) provides a range of population projections. The Kitsap County Board of County Commissioners (BOCC) has adopted the projections that are in the middle range.

Q Are population allocations assigned to a particular area?

A The BOCC adopts the overall projections for the county and then these numbers are allocated to each of the urban growth areas. Some of the factors that enter into the UGA allocations include looking at existing conditions, trends, and expectations about where and what kind of future growth might occur.

Q Urban development outside of urban growth areas takes opportunity away from commercial and residential development within the UGA (e.g., Jefferson Point Road).

A Rural areas are scattered between these small lot areas. The county is responsible to provide adequate capacity and services such as sewer. Reaching these smaller lots would require serving the less dense areas in between which is cost-prohibitive.

Q In some areas, there are the same densities on two sides of the road, but one is in UGA and one isn’t. We have a lot of these situations where on one side we’re developed to urban densities. Imbalance comes from not including all those areas that are developed to urban.

A There are some cases where this occurs. Generally, urban areas are those that are, or will be, served by urban services.



- C Sewer district has said no expansion along Jefferson Beach due to lack of money.
- C In order to put sewer out there, septic users will be forced to pay for sewer (may not be a good idea).
- Q What cities are involved in the KRCC? Does King County have any say?
- A Kitsap Regional Coordinating Council members include Bainbridge, Poulsbo, Port Orchard, BOCC and the Tribes. King County does not participate.
- Q Thank you for these meetings and for making county government accessible to the public. It's important to note that the lack of free parking in many areas of the county makes it difficult for people to attend meetings. If you're truly committed to public participation, parking must be free and accessible. (Noted particularly in the Port Orchard area where the BOCC holds meetings.)
- A We realize this is an issue. The county is currently in the midst of on-going parking negotiations with Port Orchard.
- Q I am disappointed in the maps. I requested that critical area maps be overlaid on zoning maps so people could see the correlations more clearly. For example, some high-density areas are proposed within critical areas.
- A The county staff tried the overlay, but it was too difficult to read. Instead the critical area maps are posted side-by-side with the alternatives. CAO regulates development around critical areas through strict guidelines. It doesn't prohibit development; rather it places restrictions based on critical area issues. High-density development can occur in critical areas with appropriate development standards (e.g., "no net loss in critical areas") and mitigation. High-density development doesn't necessarily mean higher levels of environmental impact.
- C It may not mean higher levels of environmental impact, but it does mean greater costs.
- C If you want to save critical areas such as salmon habitat, you can't develop in those areas or you'll ruin the habitat. You cannot develop in all critical areas.
- C In some locations, it means moving a particular development to another area.
- Q What happens to CAO regulations when a city incorporates? Do the regulations remain or do they change to the county standards?

A Cities and counties can have different CAO regulations with different restrictions. If a city incorporates, the elected officials decide whether the county or city CAO regulations are observed.

Q Where does the county currently stand on the issue of low impact development (LID)?

A The County is very interested in this and is working with the Home Builders Association to develop LID standards that will provide stormwater credits. Draft language has been developed.

Q More population is allocated for some UGAs such as East Bremerton. How will this be addressed?

A The County will discuss the options, hear input from the community and also coordinate with the city of Bremerton.

### 1.3. UGA Station Discussion

After the formal presentation and question and answer session, the audience was divided into three separate groups and asked to proceed to one of five UGA stations. Participants remained at each station for 15 minutes, and then rotated to the next. The three groups visited all stations. Each facilitator provided a brief overview of the station's two (or in some cases three) UGA areas, and then led their group through a set of questions.

Melinda reminded people that the purpose of the workshop was to assess the level of community support of each of the three alternatives. She encouraged participants to “put on the Board of County Commissioner’s shoes” and provide “big picture,” countywide input. She asked them to consider issues beyond their respective neighborhoods.

#### 1.3.1. Station 1: Kingston/Poulsbo

After a brief overview of each UGA, station participants were asked to respond to the following questions:

- The 2005 Kingston Subarea Plan will be implemented with development regulation amendments, such as amendments to the downtown design standards. What features of Downtown Kingston do you like? As the downtown changes over time, what should it look like (e.g. building scale, appearance, etc.)? How can County zoning and design standards be improved in this area?
- A subarea plan was completed for Kingston in December 2005. The Alternatives for the 10-Year Comprehensive Plan Update incorporate the subarea plan. UGA boundaries are not proposed for change and can accommodate the 2025 growth projections. Periodically the County reviews UGA boundaries and growth levels. For years beyond 2025, do you have a sense of future

logical boundaries for the UGA (recognizing there are critical area constraints to the west and stormwater issues to the north)

- The County has a cooperative planning system with the City of Poulsbo. The County uses City zoning standards in the Poulsbo UGA to ensure development has a similar character as in the city and to facilitate future annexation. What do you see as the pros and cons of this cooperative planning system? Do you think it would be useful to apply with other cities in the County?
- There are four land use reclass requests under consideration in the Poulsbo alternatives. What are your thoughts about these requests? Would they expand the UGA in appropriate locations? Are the uses proposed appropriate for these areas?

Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use
21455 Big Valley Road Poulsbo, WA	2.49	RP	UR	House, barn pasture
1389 Finn Hill Road Poulsbo, WA	2.37	Residential Low PUTA	IND	Single-family mobile home
568 NE Bernt Rd Poulsbo, WA 98370	12	RP	Inclusion in UGA	---
19660 10th Avenue Poulsbo, WA 98370	40.24	RR	UL	Forest land

No changes were noted on the Station 1 maps. The following comments represent flip charts notes taken during group discussions.

## Kingston

### *Design Guidelines*

- Guidelines for rest of Kitsap area, outside of core to mitigate impact of infill, preserve neighborhood character and protect views
- Guidelines for service establishments and urban/rural transition
- Human scale development and no sprawl
- Mixed use allowed in all residential zones
- Show developable areas
- Pedestrian safety when ferry is in

### *Future Growth Areas (post 2025)*

- White Horse
- Across West Kingston Road
- Growth proposals should match transportation
- Keep 2025 set; no future expansion
- Develop south of West Kingston Road, south of new school

## Poulsbo

- Infrastructure in UGAMA must meet city standards
- 40-acre request (Johnson) is constrained by critical areas
- 12-acre and 2.49-acre parcels are constrained (water quality, erosion, ponds, quality of Dogfish Creek)
- Access to proposed Industrial site is through residential area
- Concept of Poulsbo bypass
- Alternative 1 is favorable
- Johnson Creek merits rural/county protection
- 40-acre parcel request would change rural atmosphere
- More concerns about 12- and 2.49-acre environments
- Poulsbo CAO perceived as weaker than county CAO (it needs update)
- Johnson Creek is not shown adequately enough to evaluate the map and respond to the questions
- Johnson Creek merits corridor protection (e.g., Barker Creek)
- Wetlands on IND (request parcel)

### 1.3.2. Station 2: Port Orchard/ULID 6

After a brief overview of each UGA, participants were asked to respond to the following questions:

- Should the UGA be expanded out to Long Lake?
- Which alternative is preferred in the area west of SR 16 between Port Orchard and McCormick Woods? What are the pros and cons of each alternative?
- The alternatives identify locations for increased multi-family development (*point out areas along corridors and near parks*). How can the County help make future multi-family development in these areas successful? Where is increased density most appropriate or inappropriate?
- The Port Orchard/South Kitsap area proposes increased commercial uses along corridors (*point out Bethel and Mile Hill*). What kind of commercial is most appropriate in these areas – neighborhood commercial, community commercial, big box, mixed use?

No changes were noted on the Station 2 maps. The following comments represent flip charts notes taken during group discussions.

- Extend to Mullenix for UGA
- How is densification of UGA being addressed in alternatives?
- How is transportation being addressed?
- How are basic services such as fire, libraries and schools being provided?

- How are critical areas addressed in the Comprehensive Plan and both action alternatives?
- Population allocation constraints should be used to extend to Mullenix
- New CAO constraints should be reconfirmed in analysis to identify any additional impacts
- There are more houses west of Long Lake to be included in the UGA. Residents should be asked if they want sewer.
- Upzoning shouldn't be applied to South Kitsap. Infill without infrastructure isn't improving the area.
- Affordable housing is negatively affected by infill and up-zoning
- Pictures of density to convey development types
- Why are the rural areas left between McCormick and Port Orchard?
- Why is McCormick an existing UGA? Can a "self-sufficient" community sub-area occur elsewhere?
- Not supporting extension to Long Lake
- Why haven't other alternatives to sewer/septic been investigated?
- Isn't the whole point of being in the city to encourage urban services so that the city can collect additional revenue?

### 1.3.3. Station 3: SKIA/West Bremerton/Gorst

After a brief overview of each UGA, participants were asked to respond to the following questions:

- Should future employment growth continue to be focused in SKIA or should employment growth be more distributed around the County?
- Should uses other than Business Center or Industrial be permitted in SKIA (e.g. commercial, recreational)?
- In trying to accommodate population in West Bremerton, some UGA expansions are proposed in Rocky Point and between West Bremerton and Gorst. Urban Low and Urban Medium designations are shown in places. Are the amount and mix of residential designations appropriate? If not, what would you change and still meet the population allocated to this area?
- Is the mixed-use residential/commercial expansion shown along National Avenue in West Bremerton about right, too much, too little? If not, what would you change and how?
- Is the addition of commercial and residential uses to Gorst an appropriate mix given the future reclamation of the mineral lands area?
- For any future major development proposal, should the developer be required to pay for improvements to Sherman Heights Road (e.g. McCormick Woods approach – agreement that developer fund certain portion of infrastructure)?

No changes were noted on the Station 3 maps. The following comments represent flip charts notes taken during group discussions.

### SKIA

- Open employment opportunities to other areas of county to minimize commuting and transportation-related impacts

### West Bremerton

- Provide more neighborhood commercial areas mixed in with residential. People should be able to walk to the store, library, etc.
- Go for West Bremerton Alternative 3 to help offset population increases not met in East Bremerton

### Gorst

- Will the cost of reclaiming the mineral resource site be worth it? Will it pencil out if commercial and residential development is added?
- Is the Gorst area served by public transit?
- Will a portion of the reclaimed mineral resource site remain as open space or will it all revert to commercial, industrial and residential?
- Designation of reclaimed area is not clear. We need more details regarding the intended use for this area.
- Reclaiming and re-zoning the mineral resource site is a great idea. It reuses the land and creates jobs.

## 1.3.4. Station 4: Silverdale/Central Kitsap

After a brief overview of each UGA, participants were asked to respond to the following questions:

### *Silverdale*

- How much expansion area should be included in the Chico area? What about expansion around the llama head?
- This UGA may exceed the population target, what are the priority areas to include?
- What type of employment uses should be designated, considering a balance between commercial and industrial jobs?
- Are there other areas that should be intensified, outside of the mixed-use area?

### *Central Kitsap*

- There is only one geographic way to expand the Urban Growth Boundary. Does expansion in Gilberton and north of Waaga Way make sense? If not, then how should the County accommodate population identified for Central Kitsap?

### *Silverdale & Central Kitsap*

- What should the boundary between Central Kitsap and Silverdale be? Should there be a rural corridor?

No changes were noted on the Station 4 maps. The following comments represent flip charts notes taken during group discussions.

- Create an inner city
- Add apartments, condos, townhouses rather than continuing to expand out
- Save farmland
- How does development occur? Density must be able to pencil out to provide urban services
- Are these the type of areas that developers would like to expand into?
- Create a corridor with services (shopping, libraries, etc.) within walking distance for those who live in apartments, condos, townhouses
- Don't have time to take public transit
- Will Silverdale Alternative 3 accommodate the population allocation that is over and above for Central Kitsap?
- Use Alternative 3 because it accommodates all projected population
- Develop intersection in northwest; it would solve some transportation issues if county wants to expand northward. Waaga Way has great constraints.
- Very congested in Central Silverdale, seems like putting more people there will only make it worse
- What makes most sense for Silverdale to incorporate? Make those recommendations.

### **1.3.5. Station 5: East Bremerton/Central Kitsap**

After a brief overview of each UGA, participants were asked to respond to the following questions:

- Recognizing the need to accommodate more population in East Bremerton, is the intensification of mixed use and medium/high-density proposed along Perry Avenue and Sylvan Way about right? Similar question for multi-family along Pine Road. If not, then where?
- Recognizing the need to accommodate more population and respect environmental features in East Bremerton and Central Kitsap, what are the appropriate densities along Illahee Road NE? Note multi-family and urban restricted designations in this area in Alternatives 2 and 3.

- Given the need to accommodate more population, do the mixed use and multi-family nodes along Wheaton Way and in the vicinity McWilliams make sense? If not, then where?
- In order to accommodate additional population, how should we balance between infill (along Wheaton and near McWilliams) and proposed expansions (in Gilberton and north of Waaga Way)?

No changes were noted on the Station 5 maps. The following comments represent flip charts notes taken during group discussions.

- What is meant by mixed-use? Illustrate the concept.
- Pedestrian friendly
- How to accommodate high-density?
- Protect and enhance farmland
- Urban restricted vs. urban low (critical areas taken into consideration)
- Build extremely high-density
- Build more than three stories (e.g., 10 or more stories)
- Densify corridors
- Preserve rural areas
- Provide amenities to compliment dense corridors and rural areas
- What does the neighborhood want?
- Perry Avenue is a difficult area
- Wheaton Way/SR-303 is a disaster

## 1.4. Comment Sheets

Meeting participants were asked to respond to several questions related to the Comprehensive Plan alternatives. A tally of their responses is included here:

- There are two ways to accommodate projected population increases: expanding urban growth boundaries or increasing densities within current urban growth areas. Which of the following best describes your preference to accommodate future growth?

*Seven responses:*

- 5 Provide increased densities within current urban growth areas, and try not to expand the urban growth areas
- 2 Provide a combination of increased urban densities and expansion of the urban growth area



- As proposed, Alternative 3 would retain the County’s current standard of five to nine dwelling units per acre in the Urban Low Residential classification. Alternative 2 proposes to modify the range of densities to four to nine dwelling units per acre. Should the range of Urban Low Residential densities be extended to accommodate four units per acre?

Six responses:

  3   Yes

  3   No

Overall, which countywide land use alternative map does you prefer, Alternative 1, 2, or 3? Please write down the number of the map (or maps), which fit into each category:

Six responses:

	Alternative 1	Alternative 2	Alternative 3
Preferred	3	1	0
Neutral	1	2	0
Opposed	1	1	3

Note: some respondents indicated more than one choice in each category.

The following comments were included on the comment sheets/comment cards:

- Thank you for the opportunity to learn more about county plans and to provide input into the planning process. We appreciate having the opportunity to meet in our local community. Regarding South Kitsap (SKIA UGA), we are strongly in favor of Alternative 2 and strongly opposed to Alternative 3.
- Relieved to know that the UGA boundaries around Poulsbo are not expanded or moved.
- We, Johnson Creek Association, are striving to create a protected corridor along Johnson Creek to the southwest of Poulsbo’s UGA. There exist many critical areas and habitats, which do not show up on your maps. Please contact me and I will provide information.
- Alternative 1 for Poulsbo, prefer any growth where the priority is intensifying density where the land has already been built on. Preserve those areas that are not built on.
- Preserve Johnson Creek! Please keep growth upward, not outward. Require builders to fund infrastructure. Do not allow Poulsbo city standards to apply.
- For Poulsbo, I prefer Alternative 1.
- Any changes to the policies/projects of the Kingston sub-area plan should be held until the Plan’s 5-year review (2007/2008). That review should be a comprehensive and representative community review of the Plan’s performance and from that needed changes [made].

## Chapter 2. Central Kitsap Alternatives Workshop

*Location: Kitsap County Fairgrounds, Bremerton*

*Date: May 18, 2006*

*Time: 6:00 p.m. – 9:00 p.m.*

*Meeting Participants: 61*

### 2.1. Introduction

Kitsap County Commissioner, Patty Lent, welcomed meeting participants, thanked them for their involvement and encouraged comments on the alternatives presented at the workshop.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose of the workshop was to gather community feedback on the three alternatives to be studied in the Environmental Impact Statement and to provide feedback to the Board of County Commissioners and Planning Commission. She explained the meeting format and reviewed the ground rules.

Kitsap County Department of Community Development Project Manager, Eric Baker, reviewed the requirements for updating the comprehensive plan, and summarized how the visioning process, public comments, and sub-area planning groups all work together to produce a plan for the anticipated countywide population increase of 100,000 by 2025.

Eric provided a recap of the March 2006 Vision Workshops and summarized the key vision themes identified at the meetings. He briefly summarized the alternatives for each UGA using a slide show and focused in more detail on the UGAs that were organized for small groups discussions that evening. He noted that Alternative 2, in all UGAs, is recommended to study an urban low residential density of 4-9, rather than 5-9. Eric concluded his remarks with encouragement to visit the MyKitsap Web site and send comments.

### 2.2. Question & Answer Session

A question and answer session followed Eric's welcome and introduction.

Q = Question; A = Answer; C = Comment

- Q If an area is upgraded from urban low density to medium density, what impacts will this have on critical areas?
- A It may provide more opportunities to preserve critical areas by concentrating development in one area. However, there may be higher costs associated with developing higher densities in critical areas. It could also mean more impacts to critical areas if low impact development standards and other mitigation are not implemented. Each property is addressed on a case-by-case basis.
- Q This project seems to have a disconnect in planning for those who work across the water. Southworth and Kingston have ferries. Why does the UGA for Southworth have 5 DU/per acre?
- A Southworth is restricted by its lack of services, especially for water and sewer. With new technologies being developed for sewer systems (pocket plants, for example), Southworth may be considered in the future.
- Q One map shows urban restricted (1 to 5 DU/per acre). Why change for more density?
- A A higher urban density could potentially mean more protection for urban areas if appropriate development standards are applied. Because critical areas limit what and where development can occur, this has to be assessed on a case-by-case basis to factor in the extent of the critical areas, the type of use proposed and what mitigation will be considered. This is an alternative that the county will test in the EIS.
- Q The state mandates that the county seek public input. How much does the public input count?
- A We need your comments to help us determine how to balance new population, costs associated with new infrastructure, and meeting the collective vision for the county. Your comments on the alternatives you see tonight will help us do these things. You can also go to the [MyKitsap.org](http://MyKitsap.org) Web site and send comments from there.
- Q I love Barker Creek. In Alternatives 2 and 3, I see the creek as becoming a barrier for annexation. Why was it pulled out? Can't use as a barrier and separate the urban growth corridor between Silverdale and East Bremerton.
- A This is only proposed in Alternative 2. This is exactly the kind of input we're looking for. Please share your comment in the small group discussions.
- C A list of streams was pulled out, including Chico.

## 2.3. UGA Station Discussion

After the formal presentation and question and answer session, the audience was divided into six separate groups and split up between three groups focused on Silverdale/Central Kitsap and three groups focused on East Bremerton/Central Kitsap. Participants visited two stations (30 minutes each); each focused on one of these areas. Each facilitator provided a brief overview of the station's two (or in some cases three) UGA areas, and then led their group through a set of questions. An open house period was held at the beginning and the end of the meeting allowing participants to walk around and see the maps for other UGAs.

### *Silverdale/Central Kitsap UGAs*

Small group participants were encouraged to identify specific map modifications and to identify additional comments on easel sheets. In some cases, the groups did both; in others, they provided just map comments or just easel sheet comments. After a brief overview of each UGA, station participants were asked to respond to the following questions:

#### *Silverdale*

- How much expansion area should be included in the Chico area? What about expansion around the llama head?
- This UGA may exceed the population target, what are the priority areas to include?
- What type of employment uses should be designated, considering a balance between commercial and industrial jobs?
- Are there other areas that should be intensified, outside of the mixed-use area?

#### *Central Kitsap*

- There is only one geographic way to expand the Urban Growth Boundary. Does expansion in Gilberton and north of Waaga Way make sense? If not, then how should the County accommodate population identified for Central Kitsap?

#### *Silverdale & Central Kitsap*

- What should the boundary between Central Kitsap and Silverdale be? Should there be a rural corridor?

### 2.3.1. Station 1: Silverdale/Central Kitsap

#### *Comments noted on Silverdale/Central Kitsap Alternatives maps*

##### ***Alternative 1 Map***

- No comments noted

### ***Alternative 2 Map***

Area west of Central Valley Road NW and north of NW Waaga Way

- More restrictive or keep Alternative 2

Rural Residential area north of NW Fairgrounds Road and West of Central Valley Road NE

- Preserve rural, retain quality of life, respecting property owner desires, less stress on infrastructure
- GMA says continuity of growth, located between two UGAs has sewer nearby
- Barker Creek should be protected, eliminating drain fields will help
- Combination of expansion out and intensify in (not going 5 stories along corridors)

Urban Restricted area in vicinity of Brownsville

- Urban Restricted makes less sense than Urban Low Residential referenced on Alternative 3 map

Mixed-use area along SR-303

- Intensification of uses along SR-303 makes sense
- High-density residential along that corridor should have buffer between it and SR-303

Urban Restricted area west of Brownsville Highway NE and north of NE Waaga Way

- Logical expansion for Central Kitsap with sewer line extension
- Extend sewer north along Ogle Road

Urban Low Residential and Commercial areas directly west of SR-3 NW

- Support expansion of Business Center

Urban Restricted area outside UGA and directly west of Illahee Road NE

- Change to Urban Low Residential

Urban Restricted area directly east of Central Valley Road NW and north of NE Waaga Way

- Change to Rural Residential

### ***Alternative 3 Map***

Area outside UGA, in vicinity of Brownsville and Gilberton

- How much land is really available here? How much is buildable?
- Locate new growth near existing water/sewer infrastructure
- Locate near infrastructure where viable; there is only one water treatment plant

- What does it mean to be an urban separator? Does it get written into deed? Have residents in that area agreed to it or been polled?
- Don't like petition driving the planning process
- How do you integrate UGAs into countywide (implications for infrastructure)?
- When integrating between UGAs, consider public facilities

Tracyton, in vicinity of May Street NW and Hansberry Street NW

- More neighborhood commercial

Area south of UGA, in vicinity of NE John Carlson Road and Aegean Blvd NE

- Neighborhood commercial
- Barker Creek as rural residential
- Industrial should have good access to sewer and transportation (no high slopes)

Area directly east of Central Valley Road NW and north of NE Waaga Way

- Consider industrial
- Large focus on population, need greater focus on jobs

Area directly west of Clear Creek Road NW and north of NW Trigger Avenue

- With new road intersection improvements and easier access, suggest expansion here rather than Chico

### 2.3.2. Station 2: Silverdale/Central Kitsap

*Comments noted on Silverdale/Central Kitsap Alternatives maps*

- No comments noted

*Flip Chart Comments*

- Mixed-use, why height restrictions?
- South of Central Kitsap (West Hills)
- Increased density
- Less restriction on property owners is better
- Supports property owner rights
- Silverdale must develop its services
- CK UGA should incorporate separately
- Follow current UGA boundaries, go north of Waaga Way
- Retain historic farms (e.g., Peterson and Schold farms)
- Old Frontier, storage facility proposal permitted in commercial zoning?

- Opposed to expansion north of Waaga Way
- South of Bangor, potential expansion, protect aquifer
- Maintain critical areas in their existing conditions as much as possible
- Consider residential in Business Center area
- I like Barker Creek as separator
- Look for large tracks of Urban Low Residential to increase to Urban Medium Residential
- Retain bay, no expansion
- Increased density and mixed-use along Perry Avenue; urban renewal up to forest
- Favor including Mentor reclassification request in Alternative 2 to gain capacity

### 2.3.3. Station 3: Silverdale/Central Kitsap

#### *Comments noted on Silverdale/Central Kitsap Alternatives maps*

##### ***Alternative 1 Map***

- No comments noted

##### ***Alternative 2 Map***

Area north of NW Fairgrounds Road and west of Central Valley Road NE

- Keep Barker Creek as a rural corridor

Urban Restricted area outside UGA, in vicinity of Brownsville, directly north of NE Waaga Way

- Not in any UGA (“opt out”), but some want in
- Where are the jobs?
- What if no one moved there?
- Larger lot size and lower density in critical areas
- Up-zoning, yes! We like open space, especially commercial corridors
- Illahee survey (remain as separate community)

Business Center area outside UGA, south of NW Trigger Avenue and west of SR-3

- Take advantage of views in Harrison Hospital area, lift height restrictions
- Is county partnering with developers to provide utilities?
- Expand commercial/Business Center zone in Silverdale

Business Center area within UGA, north of Kitsap Mall Blvd/SR-3 interchange

- Should be HTC or regular commercial

Highway Tourist Commercial area within UGA, directly Kitsap Mall Blvd/SR-3 interchange

- Should be higher commercial

### ***Alternative 3 Map***

- No comments noted

### ***Flip Chart Comments***

- No comments noted

## ***East Bremerton/Central Kitsap UGAs***

After a brief overview of each UGA, station participants were asked to respond to the following questions:

### ***East Bremerton***

- Recognizing the need to accommodate more population in East Bremerton, is the intensification of mixed use and medium/high-density proposed along Perry Avenue and Sylvan Way about right?
- Recognizing the need to accommodate more population and respect environmental features in East Bremerton and Central Kitsap, what are the appropriate densities along Illahee Road NE? Note multi-family and urban restricted designations in this area in Alternatives 2 and 3.

### ***Central Kitsap***

- Given the need to accommodate more population, do the mixed use and multi-family nodes along Wheaton Way and in the vicinity McWilliams make sense? If not then where?
- In order to accommodate additional population, what should be balance between infill (along Wheaton and near McWilliams) and proposed expansions be (in the Gilberton and north of Waaga Way)?

## **2.3.4. Station 4: East Bremerton/Central Kitsap**

### ***Comments noted on East Bremerton/Central Kitsap Alternatives maps***

- No comments noted

### ***Flip Chart Comments - General***

- Mixed use is a good idea
- Less mixed use makes sense for Perry
- Concentrate development and move closer to Wheaton Way
- Alternative 2 (concerns regarding traffic Pine Road with Urban Medium Residential
- Multi-family may be okay (Urban Medium Residential already at Pine Road)
- With Perry and Sylvan it makes sense to intensify commercial multi-family along arterials
- Mixed-use along Sylvan Way is supportable as population growth occurs. Makes sense to develop additional multi-family.



### *Flip Chart Comments - East Bremerton/Central Kitsap, Alternative 3*

- Where is mixed use in the county? How can we make more mixed use? We need more.
- Designate a neighborhood commercial center
- Need residential above Safeway
- Transportation will drive mixed use development
- If we use existing zoning, the text has to go with map
- Multi-family housing where there are services
- Transportation lines not reflected here: link bus routes w/intensified use
- Transportation agency representatives never at these meetings (Kitsap Transportation needs to be involved)
- Neither Alternative 2 nor 3 accommodate for increased population
- Bremerton government wants tax base (government wants all the commercial, not listening to the people)
- We're running out of water. The county needs to speak up against growth. Citizens should drive growth. Multi-use development needs to look at jobs and affordable housing. High-density correlates to higher education needs.

### *Flip Chart Comments - East Bremerton, Question 2*

- Urban Medium Residential in Illahee (Alternative 3) is not feasible for affordable housing; prefer Urban Low Residential (engineering cost!) unstable area
- Concern regarding sewer extension for small lots in Illahee where septic fails
- Include mixed use along Pine and Riddell
- Consider Urban Restricted vs. Urban Medium Residential in Illahee (Alternative 3)
- Talk with Illahee Conservation (Jim Aho)

### *Flip Chart Comments - Central Kitsap*

- Lots of unstable soil in Illahee area
- Alternative 2 is better than Alternative 3
- Corridor is a traffic oriented business
- Minimize high residential development along Wheaton Way
- Buses go there: plan to put houses where buses are, or move buses to areas where houses are
- Brownsville commercial zone promotes neighborhoods
- Condos, etc. are good
- Protect critical areas
- Plan where water, sewer should go and not just uses
- Gilbertson should be lower density because of critical areas
- Connect Illahee with Bainbridge with a bridge

### ***Flip Chart Comments - Central Kitsap, Question 1***

- Develop and sell county-owned Illahee forest parcel
- Restrict Brownsville area
- Include light industrial north of Waaga Way (near Brownsville)
- Gilberton area within UGA
- Alternative 3 (Central Kitsap) makes sense
- Preserve Illahee trust lands; may need to grow out and expand UGA; pull out trust lands
- Increase height limits in high-density zones (5 to 7 stories allows parking inside building; easier to combine)
- Tell the state to limit population growth
- Look at urban residential (change the code; restrict at four)
- Add to UGA by adding north of Brownsville
- Include Rocky Point (reduce Bremerton) in UGA (septic problem)
- More high-density in Alternatives 2 and 3

## **2.3.5. Station 5: East Bremerton/Central Kitsap**

### ***Comments noted on East Bremerton/Central Kitsap Alternatives maps***

#### ***Alternative 1 Map***

- No comments noted

#### ***Alternative 2 Map***

Rural Residential area inside UGA, north of NW Fairgrounds Road

- Barker Creek wants to be rural (it's on record)
- Some development near critical areas is okay
- More mixed use
- Less UGA expansion

Illahee area outside UGA, south of NE 3rd Street and north of NE Sylvan Way

- Illahee Community Plan is underway to preserve historic community

Rural Residential area north of NE Waaga Way and east of Central Valley Road NW

- No expansion north of Waaga Way
- Impact and precedent
- Concern that urban reserve will be developed at 5 DU/acre as has been done in past
- Is current sewer line usable in this area?
- Existing infrastructure should guide new growth
- More up-zoning within existing UGA

- Better preservation of critical areas to retain rural character even within urban areas

#### SR-303 Corridor

- Increase density along Waaga Way and SR-303
- Town center concept and mixed use

#### ***Alternative 3 Map***

##### Urban Medium Residential area in Illahee

- Why have medium density in Illahee when no urban services are available?
- Medium density not appropriate in critical areas

#### ***Flip Chart Comments***

- Areas of cultural and historical significance should be identified and considered for exclusion when up-zoning
- Reduce required lot size to one acre in rural areas (will increase tax base)
- Economics drives the provision of facilities
- Protection of Steele Creek
- Prevention of intensive development for north part of SR-303
- Increased density will force people out
- Flexibility of population between the UGAs should be considered
- Minimize high-density areas so as not to increase crime rate and create parking and transportation problems
- Pride in ownership comes with smaller lot sizes (1-3 per acre) in rural areas

### **2.3.6. Station 6: East Bremerton/Central Kitsap**

#### ***Comments noted on East Bremerton/Central Kitsap Alternatives maps***

- No comments noted

#### ***Flip Chart Comments***

- Waaga Way north should be higher density from Pond Rd to Silverdale
- Preference of urban restricted for environmentally sensitive areas
- Barker Creek should be in the Silverdale UGA
- Brownsville investigation into sewer
- Opposition to north of Waaga Way. Density increases or UGA
- Utilities consolidate on one side of road or underground on Wheaton Way
- Barker Creek proposed in (or) UGA for Silverdale
- Existing infrastructure should determine where UGA growth occurs (especially sewer)
- Support mixed use on Perry

- Four units supported /3 units/acre preferred
- Barker Creek should be projected regardless of in or out of UGA
- Fault protection should be considered when siting high-density
- More focus on high-density redevelopment for selective areas near Bremerton
- Support inclusion of Rocky Point in UGA
- Illahee prefers one unit/three acres, a rural designation and to be pulled out of a UGA
- No services currently and urban medium is inappropriate
- Urban separator proposed for Illahee preserve between Port
- Urban medium should be relocated north of Sunset and McMillion
- Urban medium also should be relocated along Perry following existing sewer lines
- Are school districts considered in alternative discussion
- Affordable housing should be considered near Wheaton Way
- North of Waaga Way should be left out of UGA
- Stay out of aquifer recharge areas for UGA
- Separate proposal for commercial north of Waaga Way (more commercial)
- Support Wheaton Way up-zoning

## 2.4. Comment Sheets

Meeting participants were asked to respond to several questions related to the Comprehensive Plan alternatives. A tally of their responses is included here:

- There are two ways to accommodate projected population increases: expanding urban growth boundaries or increasing densities within current urban growth areas. Which of the following best describes your preference to accommodate future growth?

*Sixteen responses:*

  4   Provide increased densities within current urban growth areas,  
and try not to expand the urban growth areas

 10  Provide a combination of increased urban densities and  
expansion of the urban growth area

  1   Do not accommodate growth

  1   Decrease and remove UGAs – these are areas that should remain rural

- As proposed, Alternative 3 would retain the County’s current standard of five to nine dwelling units per acre in the Urban Low Residential classification. Alternative 2 proposes to

modify the range of densities to four to nine dwelling units per acre. Should the range of Urban Low Residential densities be extended to accommodate four units per acre?

*Seventeen responses:*

- 12 Yes
- 3 No
- 2 1,2 – 4 units/acre

Overall, which countywide land use alternative map does you prefer, Alternative 1, 2, or 3? Please write down the number of the map (or maps), which fit into each category:

*Ten responses:*

	Alternative 1	Alternative 2	Alternative 3
Preferred	5	3	1
Neutral	1	3	1
Opposed	4	4	8

Note: some respondents indicated more than one choice in each category.

The following comments were included on the comment sheets/comment cards:

- The cap per acre should be lower than nine! Low Residential should be no more than 2 to 4 per acre.
- The area along Silverdale Way, north of the mall needs to be kept rural. Traffic is already heavy; we need the needed infrastructure built for these changes!
- Urban growth limited to Silverdale, Bremerton, Point No Point, and Port Orchard. Keep as much rural land rural. Mixed shops with apartments in downtown Port Orchard, Bremerton and Silverdale. Low density urban should be 2 to 4 per acre, no more!
- Please consider the cost of infrastructure improvements required for each change.
- Critical areas must be parks and/or critical rural (1 to 4 per acre). Try that!
- Build up. Allow 4 to 5 story buildings in mixed use and high-density areas!
- Support property owner rights. Have one house per 2.5 acres outside urban areas. The fewer restrictions on property owners, the better.
- Don't make special situation out of Barker Creek—adds complication that can better be handled in other way
- Don't make UGAs so small that long-range planning is stifled. Plan ahead!
- Silverdale serves one of the largest employers—size large enough to develop some infrastructure to support that need
- Too small gets us backed into corners, e.g., sewer, roads, water—that's how we get stuck with what we have

- The population densities in your alternatives presume property owners will utilize their properties in line with the plan. I suggest many will not. This will terribly flaw your plan and possibly create a housing crisis. Additionally, urban areas are generally for lower income families. Rural areas will only be accessible to higher income families. Historically lower income, higher density urban areas attract crime and slow decay of these areas. The housing problem will become a crisis under this type of planning. Let the free market drive growth management.
- Expand the Barker Creek rural corridor to include the area bounded by Waaga Way, Old Military Foster and Central Valley. This area presently has a rural character and little potential for redevelopment.
- Intensify density along the 303 corridor.
- Include Mentor reclassification property in Silverdale UGA. When possible, develop critical areas last to help preserve the rural character of the county. Also leave Barker Creek corridor undeveloped. It would also be great to preserve the Schold and Peterson farms as historic sites. Someday they would make interesting living history museums.
- Provide some means to discourage continued building of “big box” commercial buildings while many are empty (such as the old Lowe’s). How about high-density housing to replace these empty “boxes.”
- Wildlife corridors in all developing areas. Wildlife such as coyotes and bears are becoming a problem. Provide now for corridors for these animals to safely move through.
- I strongly oppose moving the UGA north of Waaga Way to the area bounded by Central Valley Road. I don’t believe the increased capacity in this urban restricted area warrants the risks associated with setting the precedent of increased development in what is now rural central valley. One of the objectives is to maintain a rural character in Kitsap County. How many other rural views/areas in Silverdale/Central Kitsap area are there other than north of Waaga Way in the Central Valley area?
- Central Kitsap—no way to Alternative 3. Leave Central Valley Road alone. Let it stay the way it is. It’s working just fine so why change it?
- 100% opposed to Alternative 3 for Central Kitsap. Alternative 2 goes too far north for Central Kitsap. Keep Central Kitsap rural. No more commercial at Silverdale Way and Hwy 308.
- This County is about to run out of water. Planning for more people to share in our limited water resource is not a good plan. It takes about 8 to 10 acres, on average, to supply recharge for the legal amount that can be withdrawn from an exempt well. Higher density will block off recharge to aquifers and at the same time use too much water. I don’t like any alternative. It’s like asking which is the best alternative to bankruptcy or death.
- The Comp Plan (as devised by Kitsap County government) is running Kitsap County. The perception is that Department of Community Development responds only to the big-moneyed special interests. You’ll do what is predetermined. This, from a former supporter of your work.
- I support protection of the environment. I was able to attend most of the meeting tonight, but did not stay to participate in both small groups, just one (Central Kitsap/Silverdale). I’m

afraid I am unable to choose an alternative at this time. It is complex. My input would be to protect the environment. I'm sorry I can't provide more specific input at this time. I will try to follow the process. Maybe I can contribute more at a future time.

- Yes, I see no discussion of urban separators and open space corridors. There is no alternative that denotes historic communities. Alternatives do not denote steep slopes, aquifer recharge areas, environmentally sensitive areas and areas which are seismic. Alternative overlays do not show buildable lands (how much is actually buildable). Barker Creek left out of UGA urban separator.

## Chapter 3. South Kitsap Alternatives Workshop

*Location: Givens Community Center, Port Orchard*

*Date: May 24, 2006*

*Time: 6:00 p.m. – 9:00 p.m.*

*Meeting Participants: 68*

### 3.1. Introduction

Kitsap County Commissioner Jan Angel welcomed participants and encouraged them to comment on the alternatives presented at the workshop.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose of the workshop was to gather community feedback on the three alternatives to be studied in the Environmental Impact Statement and to provide feedback to the Board of County Commissioners and Planning Commission. She explained the meeting format and reviewed the ground rules.

Kitsap County Department of Community Development Project Manager, Eric Baker, reviewed the requirements for updating the comprehensive plan, and summarized how the visioning process, public comments, and sub-area planning groups all work together to produce a plan for the anticipated countywide population increase of 100,000 by 2025.

Eric briefly summarized the alternatives for each UGA using a slide show and focused in more detail on the UGAs that were organized for small groups discussions that evening. Eric concluded his remarks with encouragement to visit the MyKitsap Web site and send comments.

### 3.2. Question & Answer Session

A question and answer session followed Eric's welcome and introduction.

Q = Question; A = Answer; C = Comment

Q        The county is using OFM's mid-range population projections. Why not use the high-range since it is allowed by GMA?



- A More UGA, needs more urban services – costs associated – need balance cost/need
- Q When will we have public transit through Gorst?
- A County working with Kitsap Transit – not sure when, but it’s coming w/increased need for transit options
- Q What is the high end of OFM’s population range?
- A 380,000 – 390,000
- Q State population forecast accurate?
- A County is trending low to medium – using OFM projection is “safe”
- Q South Kitsap – increase priority of Bethel Corridor Plan – finish it
- A County proceeding with plan; acquiring ROW currently
- Q Given the difficulties in accommodating the population projections for Alternatives 1 and 2, why reduce Urban Low to 4-9 DU/per acre?
- A Balance various GMA goals – housing, commercial, quality of life
- Q Septic issue in Gorst – why can’t we create yearly septic “license” to prove functionality, instead of paying high monthly costs
- A Interesting concept – county will talk with county health dept
- Q Would 5 units per acre make it cheaper for sewer?
- A Often, yes. The greater the number of units, the easier it is to spread the cost of sewer between them.

### 3.3. UGA Station Discussion

After the formal presentation and question and answer session, the audience was divided into six separate groups and split up between two groups focused on Silverdale/Central Kitsap/East Bremerton; two groups focused on Port Orchard/South Kitsap/ULID 6; and two groups focused on SKIA/Gorst/West Bremerton. Participants visited three stations (15 minutes each); each focused on one of these areas. Each facilitator provided a brief overview of the station’s two (or in some cases three) UGA areas, and then led their group through a set of questions. An open house period was held at the beginning and the end of the meeting allowing participants to walk around and see the maps for other UGAs.

## *Port Orchard/South Kitsap UGAs*

After a brief overview of each UGA, station participants were asked to respond to the following questions:

- Should the UGA be expanded out to Long Lake?
- Which alternative is preferred in the area west of SR 16 between Port Orchard and McCormick Woods? What are the pros and cons of each alternative?
- The alternatives identify locations for increased multi-family development (*point out areas along corridors and near parks*). How can the County help make future multi-family development in these areas successful? Where is increased density most appropriate or inappropriate?
- The Port Orchard/South Kitsap area proposes increased commercial uses along corridors (*point out Bethel and Mile Hill*). What kind of commercial is most appropriate in these areas – neighborhood commercial, community commercial, big box, mixed use?

### 3.3.1. Station 1: Port Orchard/South Kitsap/ULID 6

#### *Comments noted on Port Orchard/South Kitsap Alternatives maps*

- No comments noted

#### *Flip Chart Comments*

- Keep/move development west of SR-16 under any alternative
- Accommodate first-time home buyers with range of housing alternatives, including high-density housing
- Keep rural pocket between McCormick UGA and area south of Berry Lake (Alternative 3)
- Commercial corridor along Mile Hill Road and Bethel is good; plan to eliminate traffic congestion (e.g., Wheaton Way)
- Commercial areas should not abut rural areas; rural areas should be buffered by residential transition
- Support continuous commercial along Mile Hill Road (Alternative 3)
- Prohibit non-sustainable (e.g., strip mall) development along Bethel commercial corridor
- Encourage transportation alternatives (e.g., bus) to Bremerton and other key destinations
- Encourage existing residential density within UGA as shown in Alternative 1
- Support development north of rural pocket as shown in Alternative 3
- Promote development along water/beach front northwest of existing alternatives
- Minimize commercial designations along Mile Hill Road past existing UGA
- Extension to Long Lake makes sense to alleviate sewer issues
- Commercial extension around west SR-16 interchange makes sense to capture rural and west area needs
- Commercial area south of Lider/SR-16 area not needed

- Narrow strip north of McCormick (Alternative 3) makes sense for development
- High-density along Sedgewick and Bethel makes sense (Alternative 3)
- 5 to 9 (ideally 7 or more units per acres is supported)
- Leave new UL (Alternative 3) NE of McCormick out of any alternative
- Revise colors on alternatives maps

### 3.3.2. Station 2: Port Orchard/South Kitsap/ULID 6

#### *Comments noted on Port Orchard/South Kitsap Alternatives maps*

- No comments noted

#### *Flip Chart Comments*

- Horse farms zoned commercial along Sydney should be allowed to opt out (exclusion from UGA)
- Has corporate campus expansion of 1,500 units been reviewed and considered? It should be reevaluated.
- Inclusion of Long Lake extension
- Concern over habitat corridor along and near Long Lake
- Concern regarding costs and financial improvements of Long Lake sewer extension
- Endorse southern connection in addition to Berry Lake
- Bremerton should return population to UGA
- Berry Lake should be included for public transit
- Like PowerPoint presentation; should be available for people to view at county offices
- Keep big box in concentrated areas
- Makes sense to put multi-family near jobs and commercial
- Avoid siting schools on major roads with traffic; locate them in areas where children can safely walk
- Consider energy; how we use it for development and how to make it more efficient
- Changing from 5 units/acre to 4 units/acres (Alternative2) is a bad idea; not part of original Alternative 2; more difficult to pay for facilities and services
- Rural separator between Port Orchard and Bremerton is needed
- 4 to 9 units/acre makes sense for Alternative 2, given steep slopes and other environmental issues
- Makes sense to add sewer to area with existing development near Long Lake; would allow other sewer connection
- Parkwood sewer should be revamped
- Is it important to connect to McCormick Woods? City wants water/sewer rates
- McCormick Woods development never made sense, it isn't near any other urban areas

- Anderson/Berry Lake never wanted in
- Urban Reserve zones need to be eliminated or resolved; keeps property owners in limbo and creates anger/conflict with property owners
- Rural residential, or equivalent, is appropriate in Anderson/Berry Lake
- We need an urban separator between Port Orchard and Bremerton
- If Bremerton annexes McCormick Woods, they should annex Gorst as well
- If the NASCAR track comes in, it wouldn't make sense to have urban separator between ULID 6 and Port Orchard
- According to the plan we didn't make progress with the Bethel corridor; we violated the plan with Wal-Mart and we will change again to accommodate Home Depot
- MV on Bethel makes sense
- Alternative 2 doesn't accommodate MF HS above Alternative 1
- Multi-family should go by transportation and bus/public transit for employment
- Consider concept of "centers" on commercial corridors
- "Centers" near freeway exits and commercial areas
- Given all the designated commercial areas, how does the county plan to attract those businesses? What economic development plans exist?
- Profits from commercial development should pay for road improvements (e.g., Stage Coach Road and Bethel)

### *SKIA/West Bremerton/Gorst UGAs*

After a brief overview of each UGA, station participants were asked to respond to the following questions:

- Should future employment growth continue to be focused in SKIA or should employment growth be more distributed around the County?
- Should uses other than Business Center or Industrial be permitted in SKIA (e.g. commercial, recreational)?
- In trying to accommodate population in West Bremerton, some UGA expansions are proposed in Rocky Point and between West Bremerton and Gorst. Urban Low and Urban Medium designations are shown in places. Are the amount and mix of residential designations appropriate? If not, what would you change and still meet the population allocated to this area?
- Is the mixed-use residential/commercial expansion shown along National Avenue in West Bremerton about right, too much, too little? If not, what would you change and how?
- Is the addition of commercial and residential uses to Gorst an appropriate mix given the future reclamation of the mineral lands area?
- For any future major development proposal, should the developer be required to pay for improvements to Sherman Heights Road (e.g. McCormick Woods approach – agreement that developer fund certain portion of infrastructure)?

### 3.3.3. Station 3: SKIA/West Bremerton/Gorst

#### *Comments noted on SKIA/West Bremerton/Gorst Alternatives maps*

- No comments noted

#### *Flip Chart Comments*

##### SKIA

- Track can be a catalyst for further development (but will take land away from job creation activities)
- How does this airport compare to Tacoma Narrows airport (which is closing)?
- Involve airport commission in planning the area
- Alternative 2 more practical because better industrial land exists in SKIA and not yet developed (also good buffer)
- Are roads adequate for projected growth?
- Removing land for residential (Gorst Alternative 2) puts land on tax rolls rather than idle industrial zoned land
- Need improved transportation; infrastructure as catalyst
- Like Alternative 2
- Combine 2 & 3 (take out McCormack & allow increase in industry)

##### West Bremerton

- Coordinate with Bremerton housing authority on more mixed uses near their planned housing project
- Commercialization—still need to plan for kids, sidewalks, etc.
- Prefer West Bremerton Alternative 3
- Look beyond single-family housing—more housing options/affordability
- Improved transportation system critical

##### Gorst

- Need to talk to area residents
- Strongly prefer Gorst Alternative 3: more residents will increase resident interest in area; more pride and interest
- Experiment with increased height limitations in Gorst
- Public access to “nature” in Gorst
- Alternative 2 or 3 for Gorst look better as solution to water/sewer problem
- Fix roadways to improve transportation
- Develop model programs for environmental innovations as a condition of re-zoning or development

### 3.3.4. Station 4: SKIA/West Bremerton/Gorst

#### *Comments noted on SKIA/West Bremerton/Gorst Alternatives maps*

- No comments noted

#### *Flip Chart Comments*

##### SKIA

- Should allow more mix of uses in this area
- Maintaining jobs in this area good idea
- No down-zone of McCormack (Overton land), rural wooded proposal – should remain as commercial – shouldn't be reclassified as rural wooded
- Will county re-open scoping comment period?
- There isn't land available in Kitsap Co. to accommodate 20 years of growth/population
- Speedway more appropriate than NASCAR track because it would have less impact on neighborhood and would be more affordable to area residents
- Alternative 3 preferred because it consolidates commercial in one area, which means lower infrastructure costs.

##### West Bremerton

- Mixed use is good, but more appropriate at Rocky Point rather than National Ave – mixed use better near residential
- Road design standards – county should provide access and maintenance
- Need to balance growth w/competition and cost of housing
- Shouldn't be limited to hearings board designation of zoning & UGAs – should be open to jurisdiction (to decide)
- County making mistake – need to look at rural areas, not just urban – need to plan roads, etc. in anticipation of future growth
- County should have built bridge/link from Port Orchard to Bremerton (across water)
- Need organized road pattern for rural and urban
- Increased mixed use along National Ave good approach
- Auto access may be issue w/increased mixed use because increased traffic would result – give thought to avoiding traffic impacts
- Urban high zoning for “Navy Yard City” (Alternative 3)
- Urban high for Sherman Heights (Alternative 3)
- Affordable housing options added in Sherman Heights (Alternative 3)
- Too much industrial concentrated in South Kitsap – consider re-distribution of UGAs
- If urban hi is designated for Sherman Heights, county must consider lack of transportation access – need to provide better road connections (Alternative 3)

## Gorst

- If resource site is reclaimed, (use) it should be clearly defined – shouldn't be open to interpretation
- If residential is added, underlying industrial zoning should remain, but must be clearly defined
- Belfair Hwy better entrance to proposed residential area
- County should work w/Port Orchard to bring sewer to Gorst – avoid septic impacts on adjacent water body
- Clarify when mineral resource parcel will be reclassified – that influences transportation/public transit planning

## *Silverdale/Central Kitsap/East Bremerton UGAs*

After a brief overview of each UGA, station participants were asked to respond to the following questions:

### *Silverdale*

- How much expansion area should be included in the Chico area? What about expansion around the llama head?
- This UGA may exceed the population target, what are the priority areas to include?
- What type of employment uses should be designated, considering a balance between commercial and industrial jobs?
- Are there other areas that should be intensified, outside of the mixed-use area?

### *Central Kitsap*

- There is only one geographic way to expand the Urban Growth Boundary. Does expansion in Gilberton and north of Waaga Way make sense? If not, then how should the County accommodate population identified for Central Kitsap?

### *Silverdale & Central Kitsap*

- What should the boundary between Central Kitsap and Silverdale be? Should there be a rural corridor?

### *East Bremerton*

- Given the need to accommodate more population, do the mixed use and multi-family nodes along Wheaton Way and in the vicinity McWilliams make sense? If not then where?

- Recognizing the need to accommodate more population in East Bremerton, is the intensification of mixed use and medium/high density proposed along Perry Avenue and Sylvan Way about right? If not, then where?

#### *East Bremerton & Central Kitsap*

- Recognizing the need to accommodate more population and respect environmental features in East Bremerton and Central Kitsap, what are the appropriate densities along Illahee Road NE? Note multi-family and urban restricted designations in this area in Alternatives 2 and 3.

### 3.3.5. Station 5: Silverdale/Central Kitsap/East Bremerton

#### *Comments noted on Silverdale/Central Kitsap Alternatives maps*

- No comments noted

#### *Flip Chart Comments*

##### **Silverdale**

- Put higher density closer to Perry rather than Illahee
- Commercial development in Strawberry & Koch Creek area not desirable due to pollution
- Blend Central Kitsap UGA with Bremerton UGA for pop allocation
- Creates unnecessary conflicts
- CK is future Bremerton Annexation Area
- No distinction between the 2 UGA

##### **Central Kitsap**

- Some residents would like to remain in county, not annexed
- Protect Illahee area from high-density
- Increase density along Chico Way
- Keep urban low at 5 to 9 units per acre
- To better provide urban facilities
- Higher density near core
- Waaga Way extension area
- Convert from business center to commercial
- Take advantage of and preserve natural vistas and resources
- Leave Clear Creek out of UGA
- Protect natural resources & farm land
- Maintain habitat corridor



### ***Barker Creek Corridor***

- What is reasoning for retaining area?
- Preserve to maintain wildlife corridor
- Preserve quality of life
- Is lower density fair to the rest of the population which will have to develop at higher density if this area is removed or down-zoned
- Is an asset as it is, leave it out

### ***Wheaton Way Corridor***

- Do not intensify if not in line with Bremerton planning
- Encourage maximum use of existing commercial land

## **3.3.6. Station 6: Silverdale/Central Kitsap/East Bremerton**

### ***Comments noted on Silverdale/Central Kitsap Alternatives maps***

- No comments noted

### ***Flip Chart Comments***

- Steele Creek & Barker Creek areas need to be reduced (there is more population moving into the most critical areas)
- Does not make sense to have a rural corridor between Silverdale and Central Kitsap UGA
- Does not make sense for infrastructure
- Property with access to sewer should be an urban designation, makes economic sense
- Along SR-3, north of Silverdale core; more HTC, less business
- Let development go as it may, without mandates
- Land near Chico Way can't connect to sewer, even though the land is only a few miles from a sewer hook-up
- Alternative 2 does not extend enough to connect to infrastructure
- Kitsap County should not be concerned with a "Bright Line"
- It should plan for what "makes sense"
- Alternative 3 is good because it is not as restricted (land area wise) as Alternative 2
- Take the larger Alternative 3, because it allows us to plan better for the future
- This (Alternative 3) would allow for better planning of infrastructure, instead of "reinventing the wheel"
- Alternative 3 would allow for a better sense of place because we could plan better
- With Alternative 3, we wouldn't have to "go back to the drawing board"
- If urban areas are to work, planners/county needs to involve citizens on a larger level

- Need implementation of citizen ideas in order to have plans that work
- Civic pride
- Citizens groups need to have a plan, a plan to carry out the plan, and help from the county
- Area north of Waaga Way should be included in the central UGA instead of the Silverdale UGA
- Provide more housing choices (such as town homes, duplexes) to create more options for the young and low income
- Increase housing density
- Make sense to upzone In Silverdale UGA because bus service and other infrastructure exist
- Reserve Barker Creek area to have a full break between Bremerton and Silverdale
- Make is so the Central Kitsap and Silverdale UGAs could potentially be annexed into the city of Bremerton
- Recommend higher densities where it makes sense to preserve wetlands
- If all red (commercial) were incorporated, we would be allocating more retail than we would need
- Driving on highway is more enjoyable when one does not see large box developments
- More multi-family zoning in county
- HTC along SR-303, should include higher densities to house more multi-family (has a good view, good area)
- Should have a lower density west of Gilberton to preserve natural environment
- Current population allocation is not set in stone
- East Bremerton should have higher density in the middle for infrastructure (so the Puget Sound would stop being polluted by septic tanks)
- Perry Avenue design guidelines would encourage more urban-village-type development

### 3.4. Comment Sheets

Meeting participants were asked to respond to several questions related to the Comprehensive Plan alternatives. A tally of their responses is included here:

- There are two ways to accommodate projected population increases: expanding urban growth boundaries or increasing densities within current urban growth areas. Which of the following best describes your preference to accommodate future growth?

*Seventeen responses:*

- 3 Provide increased densities within current urban growth areas, and try not to expand the urban growth areas

14 Provide a combination of increased urban densities and expansion of the urban growth area

- As proposed, Alternative 3 would retain the County’s current standard of five to nine dwelling units per acre in the Urban Low Residential classification. Alternative 2 proposes to modify the range of densities to four to nine dwelling units per acre. Should the range of Urban Low Residential densities be extended to accommodate four units per acre?

*Eighteen responses:*

15 Yes  
3 No

Overall, which countywide land use alternative map does you prefer, Alternative 1, 2, or 3?  
Please write down the number of the map (or maps), which fit into each category:

*Eighteen responses:*

	Alternative 1	Alternative 2	Alternative 3
Preferred	2	5	11
Neutral	2	9	0
Opposed	9	0	5

Note: some respondents indicated more than one choice in each category.

The following comments were included on the comment sheets/comment cards:

- We are still wondering about road improvements! Specifically Bethel Road. I find it very difficult to reach Baja restaurant in Bethel Center. I would like to see our county road plan! Sometime leaving Hwy 16 on Sedgwick exit to Bethel takes 10 minutes at heavy commute time! Thanks.
- [UGA] expansion is needed – the bigger the better for the UGA
- Rezone my land on Longlake Road across from the Howe Farm to Urban Low as shown in Alternative 3. Rezone my parcel on Mile Hill (4090 Mile Hill Drive lot 028) to commercial.
- Re: 5023 Beach Drive – Karcher Creek Sewer District planned 10 or 11 for the 6.6-acre piece having only one older home – that R2 was changed – downzoning to RM? should not be permitted, as all sides are developed along the waterfront into approximately ½-acre residences. The sewer district planned for divisions and proposed survey was for ten additional residences.
- Likes Alternative 3 with extension of the waterfront past the lighthouse.
- I would like to see the Berry Lake area included in Alternative 2.
- These sessions are extremely valuable to me.

- Need more opportunities for townhouse and condo ownership.
- Housing mix – zoning only single family density lots not acceptable – we need a higher density mix – townhomes, condos, etc. – most first time buyers priced out of current real estate market
- I prefer a combination of Alternatives 2 and 3 – I would like to pick bits and pieces from both and to delete portions from both.
- Good presentation
- I live outside the UGA scope on Holly Rd. Growth in urban ones affects those in the rural areas. Traffic flow into “town” is difficult during commute hours. None of us wishes to see our great area turn into the mess in areas like Bonney Lake. I prefer 4 units per acre only and the existing 1/5 outside the UGA.
- If the meeting says it starts at 6 p.m., please do not start the meeting at 6:30 p.m. Save the “open house” for the end of the meeting.
- Need to have a legend on display that defines the color codes and terms on the maps.
- No Barker Creek watershed urban separator
- No forced lot aggregation
- No forced open space on property owners (conservation easements, notice to title as a condition of permit.
- I do not support any efforts to force property owners to aggregate non conforming lots
- Public involvement plan – 3.3 why are property owners lumped in with developers? Please separate.
- I’m very concerned that the UGA will not be large enough to accommodate the projected population once critical areas are factored – in the plans – none of them take this into consideration.
- While we may be attempting to limit sprawl we don’t want to live on top of each other either – we need some privacy!

# Draft Plan Open Houses Summary

Kitsap County 10-Year Comprehensive Plan Update ■ Kitsap County ■ September 2006

Appendix D





# Draft Plan Open Houses Summary

## Kitsap County 10-Year Comprehensive Plan Update

August 29, September 7 and 14, 2006

Prepared for:

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September 2006

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# Table of Contents

---

<b>Chapter 1. Introduction .....</b>	<b>1-1</b>
1.1. Context.....	1-1
1.2. Notification .....	1-1
1.3. Meeting Format & Materials .....	1-2
1.3.1. Land Use.....	1-2
1.3.2. Rural and Resource Lands/Natural Systems .....	1-2
1.3.3. Economic Development/Housing .....	1-2
1.3.4. Transportation/Utilities/Capital Facilities .....	1-2
<b>Chapter 2. North Kitsap Draft Plan Open House .....</b>	<b>2-3</b>
2.1. Introduction .....	2-3
2.2. Question and Answer Session .....	2-3
2.3. Draft Comprehensive Plan Alternative Element Stations .....	2-5
2.3.1. Station 1: Land Use.....	2-5
2.3.2. Station 2: Rural and Resource Lands/Natural Systems ...	2-5
2.3.3. Station 3: Economic Development/Housing .....	2-5
2.3.4. Station 4: Utilities/Transportation/Capital Facilities .....	2-5
2.4. Comment Cards.....	2-5
<b>Chapter 3. South Kitsap Draft Plan Open House .....</b>	<b>3-7</b>
3.1. Introduction .....	3-7
3.2. Question and Answer Session .....	3-7
3.3. Draft Comprehensive Plan Alternative Element Stations .....	3-10
3.3.1. Station 1: Land Use.....	3-10
3.3.2. Station 2: Rural and Resource Lands/Natural Systems .	3-10
3.3.3. Station 3: Economic Development/Housing .....	3-10
3.3.4. Station 4: Utilities/Transportation/Capital Facilities .....	3-11
3.4. Comment Cards.....	3-11
<b>Chapter 4. Central Kitsap Draft Plan Open House .....</b>	<b>4-12</b>
4.1. Introduction .....	4-12
4.2. Question and Answer Session .....	4-12
4.3. Draft Comprehensive Plan Alternative Element Stations .....	4-15
4.3.1. Station 1: Land Use.....	4-15
4.3.2. Station 2: Rural and Resource Lands/Natural Systems .	4-15
4.3.3. Station 3: Economic Development/Housing .....	4-16
4.3.4. Station 4: Utilities/Transportation/Capital Facilities .....	4-16
4.4. Comment Cards.....	4-16



# Chapter 1. Introduction

## 1.1. Context

Kitsap County released the Draft 10-Year Comprehensive Plan Update and Environmental Impact Statement on August 29, 2006 for public review. Three public open houses were held on August 29 (North Kitsap), September 7 (South Kitsap) and September 14 (Central Kitsap) to gather comments. Three Board of County Commissioners (BOCC) public hearings followed on September 18, 20 and 21.

For purposes of environmental review, the Kitsap County Planning Commission and BOCC defined three alternatives to be analyzed in the draft documents. The menu and range of the three alternatives was based on public comment, sub-area plans, Washington State population projections, Growth Management Act (GMA) requirements, Growth Management Hearings Board cases, and Countywide Planning Policies. The three alternatives include several key components:

- Varying abilities to accommodate the anticipated growth through 2025
- Different levels of housing variety
- Up-zoning as well as Urban Growth Area expansions
- Consideration of minimum density (4-9 dwelling units per acre or 5-9 dwelling units per acre) for Urban Low and Urban Cluster Residential
- Priority study areas and recommended land use plans studied by Silverdale and Port Orchard/South Kitsap Citizen Advisory Committees
- Review of land use reclassification requests and many other regulation amendments

## 1.2. Notification

The community was notified of the open houses and public hearings through several means. 32,500 newsletters were printed and distributed to property owners within and adjacent to the alternatives. Three large display boards announcing the upcoming meetings were placed at the Kingston Community Center, Kitsap County Fair & Stampede and Givens Community Center located in Port Orchard, and meeting announcements were placed on the project Web Site, MyKitsap.org. One hundred sixty one people attended the three open houses and 23 comment cards were submitted at the meetings.

## 1.3. Meeting Format & Materials

Each open house began with introductions, project updates and a question and answer session. Participants were encouraged to visit the four display stations, speak with project staff members, and record their thoughts on flip charts or comment cards. In addition to maps and supporting data, key elements were displayed for each alternative element station:

### 1.3.1. Land Use

- UGA sizing, land capacity analysis, upzoning, and mixed use
- Population banking
- Comprehensive Plan designations/rezones
- Reasonable measures
- Stormwater/Low Impact Development

### 1.3.2. Rural and Resource Lands/Natural Systems

- Rural Wooded
- Transfer of Development Rights
- Urban Restricted (UR) Zone
- Regulatory vs. non-regulatory environmental protection
- Parks and open space plan and Parks (P) Zone

### 1.3.3. Economic Development/Housing

- Economic diversification
- Employment projections
- Industrial Multi-Purpose Recreational Area (IMPRA) designation
- Housing diversity
- Private and public incentives for affordable housing

### 1.3.4. Transportation/Utilities/Capital Facilities

- Level of Service
- Funding
- Broadband and alternative energy
- Sewer provision and water availability

# Chapter 2. North Kitsap Draft Plan Open House

Location: Kingston Junior High School, Kingston

Date: August 29, 2006

Time: 6:00 p.m. – 9:00 p.m.

Meeting Participants: 36

## 2.1. Introduction

Kitsap County Commissioner, Chris Endresen, welcomed meeting participants, thanked them for their involvement and encouraged comments on Volume I: Draft Comprehensive Plan Policy, Volume II: Draft Environmental Impact Statement, and Volume III: Proposed Regulation documents.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose of the open house was to introduce the draft planning documents, and gather community feedback on the three alternatives analyzed in the documents. She explained the meeting format and reviewed the ground rules. She also described the public hearing opportunities later in September.

Kitsap County Department of Community Development Special Projects Manager, Eric Baker, provided a brief recap of the May 2006 Alternatives Workshops; described the process for developing the alternatives and draft documents; gave an overview of key issues and features of the draft documents; and reviewed the upcoming steps in the Plan Update process.

## 2.2. Question and Answer Session

A question and answer session followed Eric's welcome and introduction.

Q Are the densities indicated for Kingston the same as for the other Urban Growth Areas?

A Yes, it is for all the Urban Growth Areas.

Q Concern about mixed use. Why isn't there more emphasis on the urban village idea, e.g., more corridors?

A Bremerton is addressing this through the use of District Centers. In the Central Kitsap, East and West Bremerton UGAs, Centers are located around old transit nodes. The benefits are similar to those gained with urban village planning.

- Q 'Mixed use' and 'urban village' seem different. The Kingston urban village example is located away from the center of town. Projects during WWII had food stores, hardware stores, etc. [located nearby]. I don't think the idea [of mixed use] is being considered.
- A That's the concentric ring philosophy. Some areas of the Comprehensive Plan address this but the county is taking smaller steps to get there. The Plan considers both without putting all eggs in one basket.
- Q Urban corridors. This is what you're getting. I don't want Central Kitsap to look like East Bremerton, but it does. Are there any ideas to move away from this approach?
- A Yes, shifting to the District Center approach.
- Q How do you provide continuity between critical areas and developed areas?
- A This can be achieved through close county and city coordination, the use of Best Available Science, and Urban Growth Area Management Agreements (UGAMAs). In instances where city/county designations and agreements don't mesh, the county will work closely with the city. The city has jurisdiction over all areas within city limits.
- Q Can land-locked parcels be incorporated into the proposed Urban Growth Area?
- A Any property can be incorporated, though critical areas must be considered.
- Q What if a parcel is land-locked due to a legal easement?
- A It can still be included using the proper legal procedures.
- Q What about full utilization of four to nine in the Urban Growth Areas?
- A The County is considering the minimum of four for the Urban Low and Urban Cluster. The UGA could be developed at higher levels; this is why the Comprehensive Plan must be updated every 10 years.
- Q What if you continue with the minimum utilization but the areas don't develop?
- A Development will have to occur at the minimum utilization (four). If land remains vacant, the next 10-year update will review that. To date, this has not happened in Kitsap County.
- Q Concern about the CAO and projected population increase. The current standard requires a 100' buffer around drain fields, yet the Health Department issues waivers for 25' buffers. Is the Health Department coordinating with the county for CAO consistency?
- A The two agencies work together. In some cases, waivers are issued.

## 2.3. Draft Comprehensive Plan Alternative Element Stations

After the formal presentation and question and answer session, participants were invited to roam the room and visit each of the four element stations. Staff members were available to answer questions and note comments on a flip chart.

### 2.3.1. Station 1: Land Use

The following represents flip chart comments recorded at the Land Use station:

#### Alternative 1

- Poulso UGA; plenty of under-utilized land left for urban growth

#### Alternative 2

- Imperative for Central Valley community and Chums of Barker Creek petitions, representing majority of people from the area.
- Keep Alternative 2 for Illahee area.
- Change Thompson Lane from Urban Low to Urban Restricted.

#### General Comments

- Continue allowance of up to 5 du/acre so that sewer extension will be affordable.
- No minimum densities preferred.

### 2.3.2. Station 2: Rural and Resource Lands/Natural Systems

No flip chart comments were recorded at this station.

### 2.3.3. Station 3: Economic Development/Housing

No flip chart comments were recorded at this station.

### 2.3.4. Station 4: Utilities/Transportation/Capital Facilities

The following represents flip charts comments recorded at the Utilities/Transportation/Capital Facilities station:

- Keep sewers out of Illahee; keep water in streams for fish
- Royal Valley should not have sewer expansion

## 2.4. Comment Cards

Open house participants were encouraged to submit comments via the cards available at the meeting, a written letter or email. The following comments were submitted at the open house:

- We have property in the Kingston UGA and are opposed to changing the Urban Restricted to one to four dwelling units per acre. We prefer leaving the zoning at 1-5 du/acre. Anything less would mean a financial hardship in development based on the cost of sewer pumping stations necessary.
- The concern over senior space is maybe a little overblown. Senior independent buildings and assisted living (e.g., The Willows, Crita Shores, etc.) are having difficulty getting residents. There is presently no shortage of senior facilities and rooms remain unoccupied.
- Ron Ross' inclusion into Alternative 2 UGA? No! In the last comprehensive plan, it states the importance of keeping the lands along Waaga Way rural. Our scenic vista, natural drainage area of saturated soils and farmlands will be forever changed. Why would you insist it remain as it presently is *before*, and now under pressure, change it to be included in Alternative 2? Steele Creek cannot stand more development. Please don't put this area under more strain. Please take it out.
- Great, fantastic; thank you for zoning parks. This is a good plan.
- After walking from South Kingston Road (where Olympic Resources will enter) to Ferry and from 272<sup>nd</sup> to Ferry, I find it quicker via PUD trail to go to Ferry from 272<sup>nd</sup>. The driving distance is the same. But if the idea is to encourage public transportation (Ferry) and fewer autos used (walking), then allowing the UGA to move north makes a lot of sense. Move Kingston UGA to north to take advantage of existing trail(s). Allowing higher density here would fulfill better transportation systems.
- I appreciate the flexibility I see in the mixed-use zoning for downtown Kingston, especially the living areas over businesses and the fact that a building can be all condo until the business climate improves.



# Chapter 3. South Kitsap Draft Plan Open House

Location: Givens Community Center, Port Orchard

Date: September 7, 2006

Time: 6:00 p.m. – 9:00 p.m.

Meeting Participants: 64

## 3.1. Introduction

Kitsap County Commissioner, Patty Lent, welcomed meeting participants, thanked them for their involvement and encouraged comments on Volume I: Draft Comprehensive Plan Policy, Volume II: Draft Environmental Impact Statement, and Volume III: Proposed Regulation documents.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose of the open house was to introduce the draft planning documents, and gather community feedback on the three alternatives analyzed in the documents. She explained the meeting format and reviewed the ground rules. She also described the public hearing opportunities later in September.

Kitsap County Department of Community Development Special Projects Manager, Eric Baker, provided a brief recap of the May 2006 Alternatives Workshops; described the process for developing the alternatives and draft documents; gave an overview of key issues and features of the draft documents; and reviewed the upcoming steps in the Plan Update process.

## 3.2. Question and Answer Session

A question and answer session followed Eric's welcome and introduction.

Q = Question; A = Answer; C = Comment

Q How much of the 100,000 [new population] are located in South Kitsap?

A Roughly, 15,000 for South Kitsap; 8,000 Central Kitsap; 7,000 Silverdale; 2,000 East Bremerton; 2,000 West Bremerton; 3,000 (plus 3,000 for Poulsbo city); and 3,000 Kingston [See Draft Environmental Impact Statement (DEIS) for more information.]

Q If an area is not indicated on the map, is it covered by the Comprehensive Plan and development regulations?

A Yes, both urban and rural areas are covered.

Q What about Bainbridge Island? They aren't shown. They have ferry service that we'd like to have.

- A Bainbridge Island does have an allocation. The city figures the allocation first, and then the county provides input. Cities take the lead under the Growth Management Act.
- Q At Planning Commission last week, we saw a table of costs for public facilities. Can you share that?
- A Transportation was 29 to 80 million in revenue and 300 million in cost [cost is roughly for Alternative 2; see DEIS for more information]. How will the county make up the deficit – a key question for decision-makers.
- Q Stormwater and sewer costs?
- A That is more difficult to quantify because we are not sure where that infrastructure will be located. It is easier to quantify roadways. The cost of stormwater is usually borne by new development and stormwater fees. [The Draft Plan identifies a 6-year cost/financing plan for stormwater in the Capital Facilities Plan (CFP)]
- Q What is the stormwater cost?
- A Currently, the county does not have 20-year costs [The Draft Plan identifies a 6-year cost/financing plan for stormwater in the CFP.]. Stormwater is the same as sewer.
- Q The Health Department and Karcher Creek sewer has that information.
- C We will need state agency for more than 3,500 gallons.
- Q Are developers responsible for sewer lift station costs?
- A Yes, they are responsible for their share.
- Q Is there a deficit of water rights?
- A It is part of the Capital Facilities Plan. Alternative 2 has adequate water/mitigation. Alternative 3 has some short falls.
- C An example of alternative sewer is located on Farmer Dell Road.
- A There is a pilot project that involves a series of pre-existing lots that drain to another field.
- Q Do Alternatives 2 and 3 commercial require sewer?
- A Generally, yes, because septic is not preferred.
- Q Does Alternative 3 have a better chance for sewer due to commercial?
- A It depends on topography and other factors. Alternatives 2 and 3 are fairly equal regarding sewer. Other factors such as population differentiate them.
- Q What do the squares on the SKIA map signify? 20-acre parcels? Most of South Kitsap consists of 20-acre parcels.

- A Yes.
- Q What about the Rural Wooded designation and future Urban Growth Boundary?
- A Eric explained Rural Wooded Incentive Program (RWIP). A portion would be developed and a portion would be retained as forest land and open space. The UGAs would be intensified before expanding them further. A balance would be sought between expansion and intensification.
- C Don't destroy South Kitsap with large parcels.
- Q Broadband isn't available in South Kitsap. Will the Comprehensive Plan make it easier to obtain broadband?
- A The Comprehensive Plan allows the county to coordinate with the Public Utilities District and cities to move toward some of these goals.
- Q Is the population accommodation in UGAs 5% less than what was allocated and can be accommodated per the land capacity targets?
- A Land capacity estimates are planning level estimates; also reasonable measures can help; also Urban Land Capacity Analysis (ULCA) is at minimum, but there is a range. Cushion helps.
- Q Have you gotten together with city planners to resolve differences? Areas designated at 4 du/acre different than high density plans of cities?
- A Eric outlined methods of coordination: Poulsbo/interlocal; Bainbridge Island/coordination; Port Orchard/joint-planning sub-area plan; Bremerton/future UGAMAs and association; have been discussed and staff encourages comment.
- Q For sewer technology, the county should look at Yelm's example. Have you been there?
- A Eric indicated he had not, though he has reviewed the associated documents.
- Q Is the county working to help Public Utilities Districts? The state should offer credit when water is put back into the aquifer.
- A The County is working on a water reuse plan and looking at conservation and water reuse for our water systems.
- Q Regarding South Kitsap Alternatives 1, 2 and 3. Why is Alternative 1 so different?
- A Alternative 1 is significantly short in housing and population. Alternatives 2 and 3 come closer, especially Alternative 2 with population. Alternative 1 equals the baseline [No Action].
- Q Please comment on typical reasonable measures and forcing growth into Urban Growth Areas.

- A We look at density goals and actual creation. If different, then you ask ‘why’? One example is pre-planning; remove it and have true minimum density. Other examples include greater building heights and increased densities.
- Q What is a negative reasonable measure?
- A Some may find removal of pre-planning a concern. Some may find RWIP may be positive or negative. An example (which is not in the Comprehensive Plan) is differential investment in urban and rural areas.
- Q Why are buffers the same in rural and urban areas?
- A Buffers do impact development, but certain codes also produce some flexibility with regulations.
- C We have greater wetland replacement requirements than before.
- A There are higher mitigation ratios.

### 3.3. Draft Comprehensive Plan Alternative Element Stations

#### 3.3.1. Station 1: Land Use

The following represents flip chart comments recorded at the Land Use station:

- Alternative 3 for Port Orchard/South Kitsap sub area, include Anderson Hill Road area as urban to help clean-up housing with newer homes at higher density
- Additional industrial to provide more jobs to area along Old Clifton Road; expands Port Orchard industrial park
- Encourage urban growth in downtown Bremerton

#### 3.3.2. Station 2: Rural and Resource Lands/Natural Systems

The following represents flip chart comments recorded at the Rural and Resource Lands/Natural Systems station:

- Keep Hood Canal as pristine as possible; less septic tanks
- Fully fund Mosquito Fleet Trail

#### 3.3.3. Station 3: Economic Development/Housing

The following represents flip chart comments recorded at the Economic Development/Housing station:

- Discourage ugly and cheap house and apartments (design guidelines), but what about mobile and modular housing?

### 3.3.4. Station 4: Utilities/Transportation/Capital Facilities

The following represents flip chart comments recorded at the Utilities/Transportation/Capital Facilities station:

- If ferries don't happen, improve Kitsap Transit bus routes, especially around Gorst
- Bridge Sinclair Inlet, Hwy 16 to Hwy 3
- Bridge Illahee to Bainbridge Island
- Eliminate Hwy 3 squeeze at SR 304
- Bridge Key Port
- Allow Olalla-Winslow maglev
- Talk with all cities to coordinate road improvement plans

### 3.4. Comment Cards

Open house participants were encouraged to submit comments via the comment cards available at the meeting, a written letter or email message. The following comment were submitted at the open house:

- Multi-use of Givens Community Center is not working; too noisy
- Can you schedule your meetings for a location where noise pollution is not a problem? Obviously the loud exercise class goes on until 7pm, so having that noise blast into the meeting room while Mr. Baker is speaking is horrible. Kitsap Transit uses Harper Church for meeting. Think about it.
- Will there be a vote by the public before any growth management?
- Thanks for all our hard and exceptional work
- I fear for major development (NASCAR?) on the only dry-land road off this "island."

## Chapter 4. Central Kitsap Draft Plan Open House

Location: Kitsap County Fairgrounds, Bremerton

Date: September 14, 2006

Time: 6:00 p.m. – 9:00 p.m.

Meeting Participants: 61

### 4.1. Introduction

Kitsap County Commissioner, Chris Endressen on behalf of Commissioner Jan Angel, welcomed meeting participants, thanked them for their involvement and encouraged comments on Volume I: Draft Comprehensive Plan Policy, Volume II: Draft Environmental Impact Statement, and Volume III: Proposed Regulation documents.

Jones & Stokes consultant and meeting facilitator, Melinda Posner, then asked meeting attendees how they heard about the meeting and highlighted the purpose of the open house was to introduce the draft planning documents, and gather community feedback on the three alternatives analyzed in the documents. She explained the meeting format and reviewed the ground rules. She also described the public hearing opportunities later in September.

Kitsap County Department of Community Development Special Projects Manager, Eric Baker, provided a brief recap of the May 2006 Alternatives Workshops; described the process for developing the alternatives and draft documents; gave an overview of key issues and features of the draft documents; and reviewed the upcoming steps in the Plan Update process.

### 4.2. Question and Answer Session

A question and answer session followed Eric’s welcome and introduction.

Q Is there a wildlife corridor between the two Urban Growth Areas?

A Barker Creek corridor is proposed as a rural corridor in Alternative 2 between Silverdale and Central.

Q Can property owners still build there?

A Yes, at rural densities.

Q 100,000 persons? What are the demographics, e.g., seniors?

A Expect that most will live in single-family homes; age ranges from 35 to 50 years old; but it’s a blend of young and old.

- Q Keyport area; rural protection 1 du/10 acres; lots are smaller there; can they build?
- A Yes. They can build on legally created lots even if its nonconforming.
- Q Barker Creek as natural barrier. Is Central Kitsap its own Urban Growth Area? Can it be made independent?
- A Yes. Central Kitsap is its own Urban Growth Area. Through the 10-year, not all population will be accommodated, but rather the remaining population would be assigned through a UGAMA and/or distributed to another unincorporated urban area. The proposed Barker Creek rural corridor provides a de-facto jurisdictional boundary between the future city of Silverdale and city of Bremerton.
- Q Comprehensive Plan chapters; sub area vs. community area? What is the difference? Is there a hierarchy?
- A Incorporation is possible for some UGAs; most UGAs have sub area plans; need to be consistent with Comprehensive Plan and zoning; same for community plans once adopted; goals and policies are equal.
- Q Regarding demographics; 30-50; baby boomers are aging; how involved will county get?
- A The County has to provide opportunities for senior housing, e.g., commercial areas. Plan promotes additional area for higher density.
- Q Is there a proposal for 9-lot short plat without environmental review?
- A Draft Environmental Impact Statement analyzed up front what would be need for future SEPA, including 9-lot short plat exemption; still need critical areas and stormwater requirements.
- Q Pine Road area is on septic—are there plans for sewer given growth? Also road improvements?
- A Yes. Sewer will be necessary in 20-year horizon. See the transportation display station for road plans.
- Q Is attention given to fire services?
- A Account for public services in land capacity. Also work with districts.
- Q How are Urban Growth Areas assigned citizens' groups? What about Central Kitsap?
- A Silverdale looked at potential of incorporation. We could set up a group in Central Kitsap; talk with Board of County Commissioners. We'll be talking with City of Bremerton and citizens about services, etc.
- Q Does the parks zone include all county parks? Will plan address more parks for new population?

- A Parks zone address current parks. The parks plan addresses additional parks, including dog parks. Need to look at funding.
- Q Sub area plans consolidated; lost some specificity. How can we stay in touch?
- A Sub area plans will stay around as references. Please comment if you think particular language has been omitted.
- Q What is category for senior housing in Comprehensive Plan and code?
- A Apartments, congregate care. Looking at commercial and multi-family zones, 10-30 du/acre. Also looking at raising heights and densities from 18/24 to 30.
- Q Barker Creek. Why pull back since they meet now? Why not Urban Restricted with Critical Areas Ordinance?
- A The idea of corridor from citizen input is shown in Alternative 2, and Urban Restricted in Alternatives 1 and 3. Environmental analysis looks at both ideas.
- Q Current rural designation includes Urban Reserve, 1-du/20 acres. Using some Urban Reserve land. Are we going to replace it?
- A The 10-year is not removing all Urban Reserve lands. Urban Reserve was intended for larger tracts so it's not divided into relatively smaller lots. Have several options to direct growth. Don't want to look only at Urban Reserve. Also Urban Reserve downzones 1-du/10 acres.
- Q Sewers on Hwy 303. Property owners paid. Treatment plant is not enough. Now mixed-use. Will there be enough capacity?
- A Yes. The Central Kitsap Treatment Wastewater Facility has capacity to treat wastewater to 2025. Please see the Capital Facilities Plan analysis.
- Q TDR equals rural to urban. What about Urban Restricted for TDR (sending area, more densities)?
- A Urban Restricted in Urban Growth Areas are where we need to provide sewer. In that scenario, it would create pockets of no development within an urban area and would not be able to get latecomer's fees.
- Q Alternative methods of sewer to help aquifers. Why keep referring to sewer lines?
- A Alternative sewer types encouraged in 10-year. Still the exception, not the norm. We are encouraging all options of wastewater treatment.
- Q Reading about developments in downtown Bremerton; they are good examples. Then you see new development in Silverdale. Is it not as controlled?
- A Think office/medical. Required to meet county landscape and development standards. Silverdale doesn't have design guidelines now, but looking at guidelines now.



C Also retail. Interested in office zone?

A Commercial zones allow offices. Need to focus on office uses in the future.

## 4.3. Draft Comprehensive Plan Alternative Element Stations

### 4.3.1. Station 1: Land Use

The following represents flip chart comments recorded at the Land Use station:

- No Urban Growth Area should include Central Valley. It should remain rural per 200 petitions.
- No support for any Urban Restricted beyond natural barrier of Highway 303
- Last time I saw Alternative 2 for Central Kitsap, the parcels north of SR 303 were not included. That is the way it should remain!
- Why overlap of one parcel (Royal Valley) in Silverdale and Central Kitsap Urban Growth Areas?
- Illahee Community Plan should be included in the three alternatives for Central Kitsap. Why the difference?
- Dyes Inlet Pres. Council correspondence
- Zoning in center of Illahee forest should be same as surrounding zoning. The 13 double-wides on that property should be designated as non-conforming.
- Tax account 232501-002-2005 should be mixed use or HTC to be consistent throughout property and to be used at highest and best use. Currently only a small area is zoned neighborhood commercial. Comment to be emailed to planning.

### 4.3.2. Station 2: Rural and Resource Lands/Natural Systems

The following represents flip chart comments recorded at the Rural and Resource Lands/Natural Systems station:

- No North Perry wells identified on the map
- No protection for North Perry aquifers
- Need stronger code enforcement and fines
- Create wildlife corridors (lower density zoning) near Illahee S.P.
- Shoreline designation (rural) should have an Urban Restricted zoning, e.g., Third to University Point in Illahee)

- ‘Fall 2004 Planning by Watershed’ was the call for people to come get involved with the South and Central Kitsap sub area plan. ‘Alternative Futures for Watershed’ was then aborted, killed, and forgotten. This must stop. Get back on track with Planning by Watershed.

### 4.3.3. Station 3: Economic Development/Housing

No flip chart comments were recorded at this station.

### 4.3.4. Station 4: Utilities/Transportation/Capital Facilities

The following represents flip chart comments recorded at the Rural and Resource Lands/Natural Systems station, but relate to Station 4:

- Current transportation models do not reflect narrow county road with minimum shoulders; all county roads treated the same.

## 4.4. Comment Cards

Open house participants were encouraged to submit comments via the comment cards available at the meeting, a written letter or email message. The following comment were submitted at the open house:

- Central Valley should remain rural. Royal Valley is constrained by numerous streams, hydric soils, geo-hazards, as well as wildlife conservation areas that are Category 1. The neighborhood has expressed by petitions, etc., that it desires to remain rural in its entirety. Although we were allocated approximately the same population as many other UGAs, we were not allowed time to evaluate our UGA through the CAC.
- As a 30-year resident of Central Valley, my concern is that the valley remains rural, low density for as long as possible. I applaud the hard work by DCD, citizen committees, and others to develop a carefully thought out plan for future development.
- Alternative 2: county recommendation to downzone entire Barker Creek corridor to rural is to be applauded! The CAC recommendation was the same initially, then was unfairly changed at a meeting where there was not a quorum.
- Park zoning is an excellent idea.
- Not a fair process by which Ross development was included in Alternative 2. Sewer is not available. Major wetlands and streams are in that area. A political/singular landowner request such as this vs. the major/multiple number of residents in Central Valley opposing this is unconscionable!
- Central Valley, north of Waaga Way, should remain a rural area.
- Coordinate with Bremerton for UGA plan and boundaries

- I strongly oppose having NASCAR track in this county for a number of reasons. I was not involved in any official surveys.
- Zoning: an “agricultural” zone for ranches and farms and perpetual protection for parks.
- Why isn’t North Perry water system on water systems map? Several other water facilities are not included on the water systems map. Is there a plan to develop a consolidated, accurate water systems map? There should be.
- In mixed-use zone, don’t require the minimum if someone is only able to do one unit. Encourage the mixed-use, like the fact that we’re moving in that direction, not ready for it to be required.
- Proposed regulations (page 6-7), transfer of development rights (Chapter 6). On the ‘Land Use’ map (21.08.110. C.), county needs to make it clear that this is the Comprehensive Plan map. Either here or in definitions, and make it consistent throughout the plan.
- What is a transfer of development credit certificate? It should be well defined. Do you need it if it goes on the deed? Having another piece of paper makes it confusing; property owners don’t know what to do with it.
- You guys and gals do a great job.
- I oppose the speedway in Bremerton. My vote is no!
- I felt that Mr. Eric Baker was very well informed and that he is doing an excellent piece of work on a large and difficult project.
- I emphatically disagree with the inclusion of the Ron Ross/Royal Valley, LLC property being included in the Alternative #2 UGA! The property is obviously disconnected (north of Waaga Way) from the balance of the UGA. The property is an aquifer recharge area, contains several salmon streams and is currently zoned for one home per five acres and should remain so! I am one of a large number of Paulson Road/Central Valley Road residents who wish to remain as un-crowded as possible and do not want to subsidize more growth!

Appendix E



# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

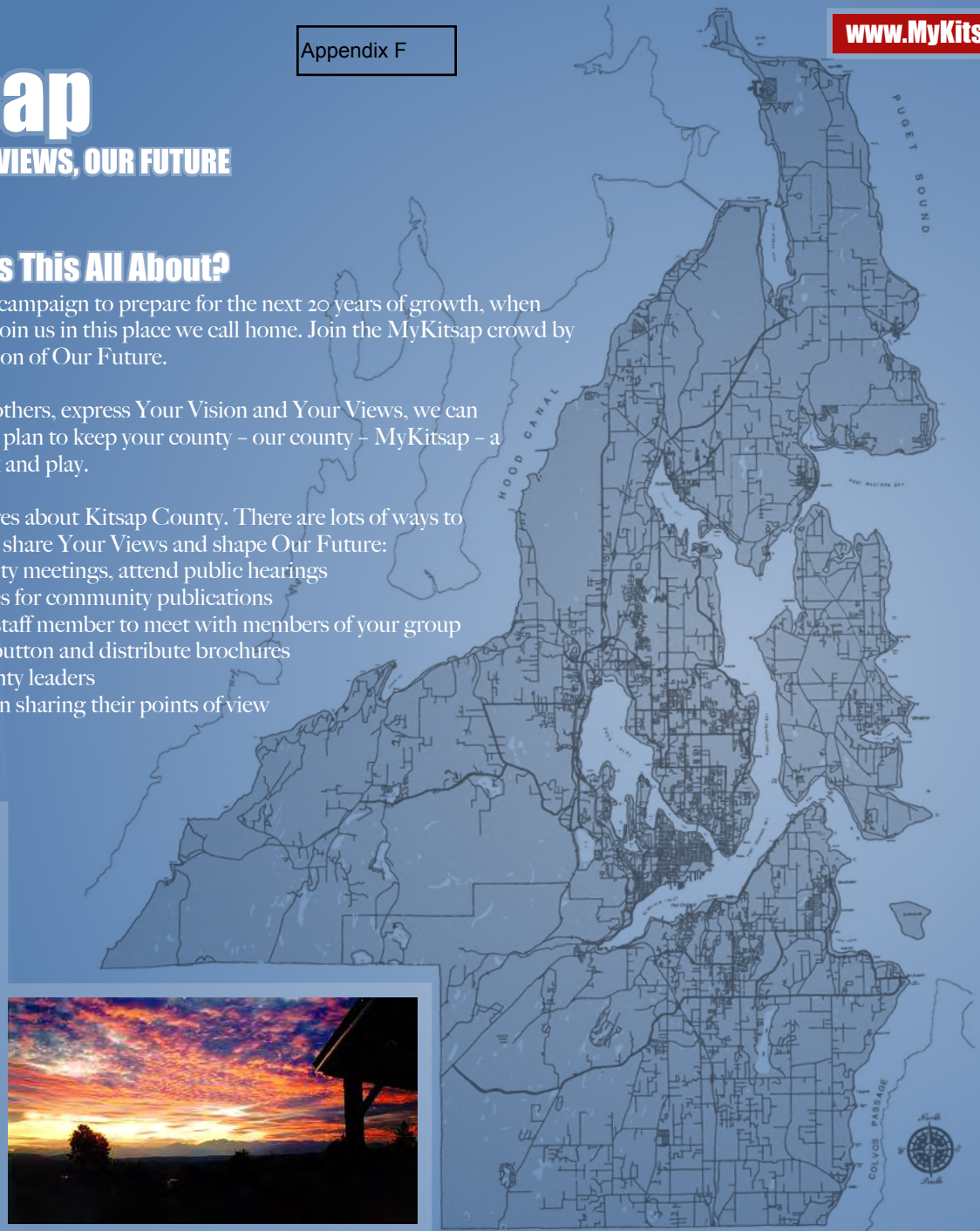
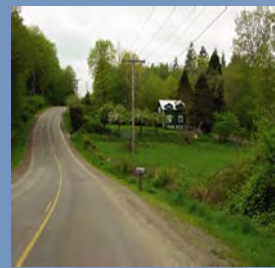
## MyKitsap? What's This All About?

MyKitsap is the county's campaign to prepare for the next 20 years of growth, when 100,000 new people will join us in this place we call home. Join the MyKitsap crowd by telling us about Your Vision of Our Future.

If you, and thousands of others, express Your Vision and Your Views, we can consider your ideas as we plan to keep your county – our county – MyKitsap – a quality place to live, work and play.

The MyKitsap crowd cares about Kitsap County. There are lots of ways to describe Your Vision and share Your Views and shape Our Future:

- Participate in community meetings, attend public hearings
- Write letters and articles for community publications
- Ask a county leader or staff member to meet with members of your group
- Wear a MyKitsap.org button and distribute brochures
- Send comments to county leaders
- Get everyone involved in sharing their points of view



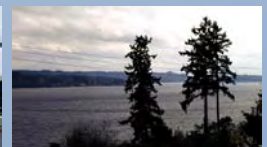
10-YEAR COMPREHENSIVE PLAN UPDATE

## Population Growth For Kitsap County

In 1990, 189,731 people lived here. Ten years later, another 42,238 people claimed the county as their home. By 2025, planners anticipate the population will exceed 330,000 people. Where will these people live, work and play?

## What Matters To You?

The Comprehensive Plan includes a number of topics – some may interest you more than others. Choose those that mean the most to you, and then get involved during the next nine months. Here's a list of the plan topics:



**LAND USES** – residential, commercial, historic preservation and open space

**RURAL AND RESOURCE LANDS** – forests, minerals, agricultural

**NATURAL SYSTEMS** – critical areas

**ECONOMIC DEVELOPMENT** – diversity, land capacity, education, jobs

**HOUSING** – affordability, supply, special needs

**UTILITIES** – sewer, water, natural gas, telephone, electricity, and cable TV

**TRANSPORTATION** – roads, safety, marine, non-motorized, airports, railways

**CAPITAL FACILITIES** – law enforcement, fire, storm water, parks, solid waste, schools

2000

2010

2025

# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE



## What's The Big Deal? Why Plan Now For Kitsap's Future?

Kitsap County is a growing community. If you help plan for the future, it's more likely to grow the way you want it to grow. As the saying goes, "The best way to predict the future is to invent it." With your help, Kitsap County leaders will "invent" the future when they update something called the Comprehensive Plan (mandated by the Washington State Growth Management Act (GMA) [RCW 36.70A.130]).

The plan is a big deal because it defines how and where growth will occur. It helps plan for important things like water pipes, trails, roads, houses, businesses, industry and parks - things that affect the quality of life in our community, whether you live in a city, on a farm or somewhere in between. Imagine the difference you can make in helping to shape Kitsap County and Our Future.

## How Can You Get MyKitsap Moving?

The update process has started already, and your county leaders enthusiastically invite you to tell them how you want the county to grow. You can start by completing the MyKitsap Comment Card. There's no limit to the number of ideas you can share. The more responses the better.

## MyKitsap.org Is The Place To Start!

Visit MyKitsap.org right away - and find out what's happening and when. Don't hesitate to contact us. We want to answer your questions, hear Your Views and meet directly with your friends and neighbors. Don't miss this opportunity to shape Our Future with MyKitsap.

Take advantage of these contacts to start getting involved:

- Visit the MyKitsap Web site at: MyKitsap.org
- Call Brynan Pierce at (360) 337-5761 to have your name placed on a mailing list
- Send an email to MyKitsap@co.kitsap.wa.us
- Complete the postage-paid MyKitsap Comment Card and mail it to:

Community Planning  
614 Division St., MS-36  
Port Orchard, WA 98366

10-YEAR COMPREHENSIVE PLAN UPDATE

## Comprehensive Plan Update Schedule (2006)

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Plan Kickoff		First round of public meetings <i>Visioning</i>			Second round of public meetings <i>Develop Alternatives</i>			Third round of public meetings <i>Draft Plan and Policy Review</i>		Planning Commission and Board of County Commissioners Public Hearings (Late September/Early October, continuing into November)	

Participate in all of the MyKitsap plan development phases. Share Your Vision and Your Views to create Our Future.



### MyKitsap? What's That Again?

MyKitsap is the county's campaign to update its Comprehensive Plan – the 20-year blueprint for future growth in the county – in anticipation of 100,000 new people by the year 2025. The Comprehensive Plan is the county's key tool to guide land use and development decisions and includes different chapters on land use, rural and natural resource lands, natural systems, housing, economic development, utilities, transportation and capital facilities.

### Got Vision? 230 Residents Said Yes!

A big thank you to county residents who participated in the 10-Year Comprehensive Plan Update so far – at the three vision workshops – held March 23, 27 and 28 in Kingston, Silverdale and Port Orchard, respectively – and through questions and comments directed to the MyKitsap Web site!

The Vision Workshops focused residents on what the future might look like in Kitsap County. Right now, vision statements in the 1998 Comprehensive Plan guide county decisions. Meeting participants reviewed these and then offered their own additions, deletions and other recommendations to update the vision for the next 20 years. Community members then used “sticky dots” to highlight eight vision elements of most importance. Key themes from each of the workshops are summarized at right and in the Vision Theme document, which is available, along with the complete summary of the three vision workshops, at [www.MyKitsap.org](http://www.MyKitsap.org).



#### NORTH KITSAP VISION THEMES

- Natural environment and open space protection and enhancement, balanced with growth
- Livable and healthy urban areas and cities
- Kitsap character defined by rural open space and buildings
- A balanced and measurable transportation plan that includes road and transit improvements
- Responsive government
- Balance between all vision elements

#### CENTRAL KITSAP VISION THEMES

- Consider broader natural environmental context and open space connections
- Urban communities, livable and healthy, connected, safe and innovative
- Affordable and diverse housing
- New transportation approaches
- Define and distinguish urban and rural areas
- Fair governance

#### SOUTH KITSAP VISION THEMES

- Improved ferries and transportation
- Economic prosperity
- Affordable and varied housing choices
- Natural environment, open space and parks

### MARK YOUR CALENDARS

Please attend the Alternative Workshops in May:

#### North Kitsap

Monday, May 15, 2006  
Kingston Jr. High School, Commons  
9000 NE West Kingston Rd  
Kingston WA 98346  
6:00 p.m. - 9:00 p.m.

#### Central Kitsap

Thursday, May 18, 2006  
Kitsap County Fairgrounds, Presidents Hall  
1200 NW Fairgrounds Rd  
Bremerton, WA. 98311  
6:00 p.m. - 9:00 p.m.

#### South Kitsap

Wednesday, May 24, 2006  
Givens Center, Kitsap Room  
1026 Sidney Ave.  
Port Orchard, WA. 98366  
6:00 p.m. - 9:00 p.m.

### Next Steps — Map Alternatives Workshops in May

Reviewing the March workshop input, and considering changes and/or minor “tweaks” to the 1998 vision statement is the next step for the county and consultant team. These recommendations will be distributed for public review at the May Alternatives Workshops.

The county's next step in updating the 1998 Comprehensive Plan is to consider various ways the county might accommodate expected growth, paying close attention to the vision input provided by county residents at the three March workshops. Goals and policies will follow, resulting in a draft plan by late August.

County staff and the consultant team expect to design a workshop format to consider different land use scenarios. Please plan to attend the workshop that is most convenient for you.

# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

www.MyKitsap.org



## Scoping Period Closes

The official scoping period – the required State Environmental Policy Act (SEPA) step to identify what topics will be addressed by the Environmental Impact Statement (EIS) – closed on April 10, 2006. County and consultant staff will consider scoping comments in the preparation of the EIS that will analyze the impacts of different land use alternatives.

## Keep MyKitsap Cards and Letters Coming

We want to hear from you! You can provide your comments in several ways:

- Electronically, at MyKitsap.org
- Verbally, by calling Brynan Pierce at (360) 337-5761
- Written, by mailing your comments to: Community Planning, 614 Division St., MS-36, Port Orchard, WA 98366

You will be automatically added to the stakeholder database if you provide written or electronic comments. If you prefer email vs. direct mail, please let us know – this will help keep postal costs down.

## Comprehensive Plan Update Schedule (2006)

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Plan Kickoff		First round of public meetings <i>Visioning</i>		Second round of public meetings <i>Develop Alternatives</i>			Third round of public meetings <i>Draft Plan and Policy Review</i>		Planning Commission and Board of County Commissioners Public Hearings (Late September/Early October, continuing into November)		

WE ARE HERE

Participate in all of the MyKitsap plan development phases. Share Your Vision and Your Views to create Our Future.



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

Mark your calendars for May  
Map Alternatives Workshops

May 15  
May 18  
May 24

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10-YEAR COMPREHENSIVE PLAN UPDATE



### Shaping the County's Future

The county is in the midst of updating its Comprehensive Plan – the 20-year blueprint for future growth in the county – in anticipation of 100,000 new people by the year 2025. The Comprehensive Plan Update will include revised urban growth area boundaries, amended land use maps, and revised goals and policies in order to achieve a community vision.

### What's happened so far?

Kitsap County has undertaken a proactive public involvement program to encourage participation in the update of a comprehensive plan that meets community needs.

Since March 2006, nearly 400 Kitsap residents have actively participated in the Kitsap County 10-Year Comprehensive Plan Update process. A big thank you to residents for helping shape the county's future! Over 220 people attended the March 2006 Vision Workshops and more than 150 participated in the Alternatives Workshops held in May. Many others attended the Board of County Commissioners hearing, focus groups and citizen advisory committee meetings. In addition, numerous citizens have submitted written comments via the project Web Site, [www.MyKitsap.org](http://www.MyKitsap.org).

### County Selects Alternatives for Environmental and Capital Facility Study

Public involvement, sub-area plans, Washington State population projections, GMA requirements, Growth Management Hearings Board cases, and Countywide Planning Policies have all influenced the development of the alternatives.

Following the Alternatives Workshops in May 2006, the Board of County Commissioners identified two alternatives for study: Alternative 1, the current comprehensive plan, and Alternative 3, a higher growth alternative. The Board of County Commissioners and Planning Commission then held a public hearing on July 10, 2006. Following the hearing, the Board determined the scope of a third—Alternative 2—to round out the options for the environmental and capital facility study.

#### *The three alternatives include several components:*

Varying abilities to accommodate the anticipated growth through 2025

Different levels of housing variety

Up-zoning as well as Urban Growth Area expansions

Consideration of minimum density (4-9 dwelling units per acre) for Urban Low and Urban Cluster Residential

Priority study areas and recommended land use plans studied by Silverdale and Port Orchard/South Kitsap Citizen Advisory Committees

Review of land use reclassification requests and many other regulation amendments

## THIS AFFECTS YOU. PLEASE PLAN TO ATTEND!

The county invites you to attend the open house and public hearing most convenient for you.

### Release of the Draft Plan and Environmental Impact Statement

Based upon the three alternatives, Kitsap County will release a draft Comprehensive Plan and Environmental Impact Statement the last week of August 2006. The county invites the community to review and comment on these documents at the upcoming open houses and public hearings.



### Joint Planning Commission/ BOCC Public Hearings

#### All hearings will be held at

#### Kitsap County Fairgrounds, Presidents Hall

1200 NW Fairgrounds Rd  
Bremerton, WA 98311

Monday, September 18, 2006, 4:00 p.m. - 9:00 p.m.

Wednesday, September 20, 2006, 6:00 p.m. - 9:00 p.m.

Thursday, September 21, 2006, 6:00 p.m. - 9:00 p.m.

### Public Open Houses

#### North Kitsap

Tuesday, August 29, 2006  
Kingston Jr. High School, Commons  
9000 NE West Kingston Rd  
Kingston WA 98346  
6:00 p.m. - 9:00 p.m.

#### Central Kitsap

Thursday, September 14, 2006  
Kitsap County Fairgrounds, Presidents Hall  
1200 NW Fairgrounds Rd  
Bremerton, WA 98311  
6:00 p.m. - 9:00 p.m.

#### South Kitsap

Thursday, September 7, 2006  
Givens Center, Kitsap Room  
1026 Sidney Ave  
Port Orchard, WA 98366  
6:00 p.m. - 9:00 p.m.



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

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**Mark your calendars for  
 Public Open Houses**

- August 29**
- September 7**
- September 14**

**Mark your calendars for  
 Joint Planning Commission/  
 BOCC Public Hearings**

- September 18**
- September 20**
- September 21**

# MyKitsap

**YOUR VISION, YOUR VIEWS, OUR FUTURE**



**Upcoming Public Hearings**

Planning Commission and Board of County Commissioners public hearings will begin in late September or early October and continue through November 2006. Check your local newspaper and [www.MyKitsap.org](http://www.MyKitsap.org) for meeting announcements.

**Remain Involved**

We want to hear from you! The county will be gathering public comment until late October 2006. You can provide your comments in several ways:

- **Electronically**, at [MyKitsap.org](http://MyKitsap.org)
- **Verbally**, by calling (360) 337-5761 or by attending the public hearings
- **Written**, by mailing your comments to: Department of Community Development, Attn: Angie Silva, 614 Division Street, MS-36, Port Orchard, WA 98366

## Comprehensive Plan Update Schedule (2006)

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Plan Kickoff		First round of public meetings <i>Visioning</i>			Second round of public meetings <i>Develop Alternatives</i>			Draft EIS/	Comprehensive Plan Review		
								Planning Commission and Board of County Commissioners Public Hearings			

**WE ARE HERE**

*Participate in the final phases of the MyKitsap plan development. Share Your Vision and Your Views to create Our Future.*



10-YEAR COMPREHENSIVE PLAN U



## 10-Year Comprehensive Plan Update

Kitsap County is updating its 1998 Comprehensive Plan in accordance with the Growth Management Act (GMA). The 10-Year Update will accommodate growth through the year 2025. Public open houses are being held on August 29th (North Kitsap), September 7th (South Kitsap) and September 14th (Central Kitsap) to gather comments on the newly released draft Comprehensive Plan and draft Environmental Impact Statement. Public hearings will follow on September 18th, 20th and 21st. For more information, please visit the project web page at [MyKitsap.org](http://MyKitsap.org). This fact sheet provides answers to frequently asked questions and details on the alternatives under consideration.

## How were the alternatives selected?

Development of the three alternatives has been influenced by public comment, sub-area plans, Washington State population projections, Growth Management Act requirements, Growth Management Hearings Board cases, and Countywide Planning Policies. Following the Alternatives Workshops in May 2006, the Board of County Commissioners (BOCC) identified two alternatives for study: Alternative 1, the current comprehensive plan, and Alternative 3, a higher growth alternative. The Board of County Commissioners and Planning Commission then held a public hearing on July 10, 2006. Following the hearing, the Board determined the scope of a third—Alternative 2—to round out the options for the environmental analysis and capital facility planning.

## How do the alternatives compare?

Kitsap County has outlined three alternatives for study in the Draft Environmental Impact Statement (DEIS). Components include:

Growth (2005-2025)		Alternative 1 (No Action)	Alternative 2	Alternative 3
<b>Overview</b>	Not Applicable	Continues 1998 Plan to year 2025  Required for review as a baseline in the DEIS  Continues December 2005 Comprehensive Plan vision, goals, policies, and plans  Density range is 4 du to 24 du/acre  Continues current development regulations	More densification and UGA expansion than Alternative 1  Lower expansion of UGAs and a greater intensification within the UGAs than Alternative 3  Updates Comprehensive Plan vision and all plan elements  Density range equals 4 du to 30 du per acre  New and revised development regulations New mixed use zones, greater building heights, SEPA categorical exemptions, etc.  Provides updated capital facilities plan	This alternative specifies the largest expansion of the UGAs and greater densification than Alternative 1, but generally less densification than Alternative 2  Density range is 4 du to 24 du/acre  Adds new Rural Wooded and Transfer of Development rights policies and regulations  Otherwise plans and regulations generally a continuation of 1998 Comprehensive Plan
<b>Total Population of Unincorporated UGAs and Rural Areas<sup>1</sup></b>	59,628 Per Countywide Planning Policies (CPP)	Would not meet overall target (18% under target)	Close to overall target (5% under target)	Significantly above the overall target (26% over target)
<b>Housing Unit Growth Unincorporated UGAs and Rural Areas<sup>1</sup></b>	No CPP target; however, it is related to population.	Within UGAs 11,474 units—no change in capacity  Percent of new units that are single family: 87%  8,168 dwellings projected in rural areas	Within UGAs 15,038 units—31% over existing capacity  Percent of new units that are single family: 78%  8,168 dwellings projected in rural areas	Within UGAs 22,053 units—92% over existing capacity  Percent of new units that are single family: 87%  Based on rural population allocation, 8,168 dwellings projected in rural areas, predominantly in rural residential lands but one-third assumed to be on Rural Wooded lands
<b>Employment Growth Capacity Unincorporated UGAs and Rural Areas<sup>1</sup></b>	No CPP target. County forecasts 32,664 net increase in jobs.	Approximately 20,000 jobs, no change in capacity	Approximately 38,000 jobs, 90% over existing capacity	Approximately 47,000 jobs, 135% over existing capacity
<b>Unincorporated UGA area</b>	Not Applicable	38.4 square miles outside of cities, no change in UGA area as established in December 2005	51.8 square miles outside of cities, an expansion of 13.4 square miles, or a 35% increase	57.6 square miles, an expansion of 19.2 square miles or a 50% increase
<b>Densification</b>	Not Applicable	No changes in allowed densities	Densification allowed in six UGAs	Limited densification allowed in six UGAs

<sup>1</sup> CPP population targets represent an adjusted target to account for growth from 2005 to 2025, rather than the 2000 to 2025 period for which the targets were adopted as part of the Kitsap County CPP. Adjustments were according to an average annual rate of growth based on the 2000 and forecast 2025 conditions. Capacity estimates are based on the County's Updated Land Capacity Analysis.



## How has community involvement shaped the 10-Year Update?

Kitsap County has undertaken a proactive citizen involvement program to encourage participation in the update of a comprehensive plan that meets community needs. Since March 2006, nearly 400 Kitsap residents have participated in the 10-Year Update process. Many others have submitted comments and attended Board of County Commissioner hearings, focus groups, and citizen advisory committee meetings.

## Why is the county considering land for a speedway in Bremerton?

The property owners submitted a land use reclassification request for consideration in the 10-Year Update. This application, along with 120 other private requests throughout the county, are being reviewed in the DEIS for the Comprehensive Plan. Urban designation of properties within and adjacent to the South Kitsap Industrial Area (SKIA) Urban Growth Area (UGA) is being considered in alternatives studied in the DEIS. In Alternative 2, the property is considered as Industrial Multi-Purpose Recreational Area (IMPRA) to accommodate emerging economic development opportunities. Located within the SKIA UGA, this area will be an urban holding designation and may only be developed at urban levels after further public process and approvals. This future process would include public hearings before the Board of County Commissioners on a development agreement, master plan, project level environmental review, and detailed capital facility plans. In Alternative 3, the property is considered for Business Center land uses similar to current plans for the present SKIA UGA.

## What is the Illahee Community Plan?

Residents of Illahee in the Central Kitsap/East Bremerton Area have been preparing an Illahee Community Plan. The Community Plan was submitted to the BOCC and Planning Commission at the July 10, 2006 public hearing. The BOCC directed staff to incorporate the outer boundary and all GMA-compliant zoning from the Community Plan into the 10-Year Update. Alternative 2 incorporates more area of lower density zoning in critical areas and less multi-family in areas of the Illahee Creek watershed.

## What is the status of the Kingston Sub-Area Plan?

The Kingston Sub-Area Plan, adopted by Kitsap County in December 2005, was appealed to the Central Puget Sound Growth Management Hearings Board (CPSGMHB). On July 26, 2006, the CPSGMHB remanded the Kingston Sub-Area Plan back to Kitsap County for revision. The components of the Plan remanded back include the use of a reduction factor based on distance from sewer lines when calculating the population capacity of the urban growth area, the lack of reasonable measures to correct any inconsistencies between the Plan and actual development patterns and the lack of adequate capital facilities planning for the area. The CPSGMHB did find in favor of Kitsap County's use of other discount factors in the Updated Land Capacity Analysis methodology because they were tailored to local circumstances and were balanced by a relatively low market factor discount. The 10-Year Update will resolve these issues for both the Kingston Sub-Area as well as Kitsap County as a whole.

## How can I comment on the process?

The county will be gathering public comment until late October 2006. You can provide your comments in several ways:

- Attend a public meeting
- Electronically, through the [MyKitsap.org](http://MyKitsap.org) web page
- Verbally, by calling (360) 337-5761
- In writing, by mailing to:

**Department of Community Development**  
**Attn: Angie Silva**  
**614 Division Street, MS-36**  
**Port Orchard, WA 98366**



# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

[www.MyKitsap.org](http://www.MyKitsap.org)

COMMENT CARD

**please print legibly**

Name

Address

City

State

Zip

Phone

Email

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

Appendix J



# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

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**MyKitsap**  
YOUR VISION, YOUR VIEWS, OUR FUTURE

Please visit [MyKitsap.org](http://MyKitsap.org) for recent information about the project to update the county's Comprehensive Plan. You'll find listings for upcoming events, meetings, people to contact, etc.



**MyKitsap**  
YOUR VISION, YOUR VIEWS, OUR FUTURE

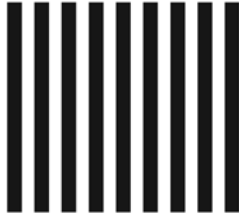
Please visit [MyKitsap.org](http://MyKitsap.org) for recent information about the project to update the county's Comprehensive Plan. You'll find listings for upcoming events, meetings, people to contact, etc.



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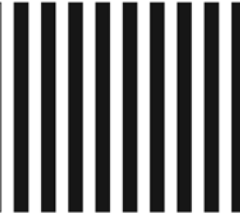
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# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

## Really! Invent Kitsap's Future

Attend upcoming public workshops to set the vision for Kitsap County's growth and development during the next 20 years.

## March Vision Workshops

### MEETING DATES & LOCATIONS:

#### North Kitsap

23

Thursday, March 23, 2006  
6:00 p.m. – 9:00 p.m.  
Kingston Jr. High  
9000 NE West Kingston Rd.  
Kingston, WA 98346

#### Central Kitsap

27

Monday, March 27, 2006  
6:00 p.m. – 9:00 p.m.  
Klahowya Secondary School  
7607 NW Newberry Hill Road  
Silverdale, Washington 98383

#### South Kitsap

28

Tuesday, March 28, 2006  
6:00 p.m. – 9:00 p.m.  
Givens Community Center  
1026 Sidney Avenue, Kitsap Room  
Port Orchard, WA 98366

**Take a Fact Sheet  
and Comment Card.  
Tell us what you think.**

The vision workshops are a part of Kitsap County's scoping process for the Comprehensive Plan Update. The purpose of scoping is to identify the proposed topics in the Plan and associated environmental impact analysis, and invite public involvement in the process. In mid-March, the scoping notice for this project will be posted on the MyKitsap Web site at: <http://www.MyKitsap.org>

**For More Information, call: (360) 337-5761 or visit [www.MyKitsap.org](http://www.MyKitsap.org)**



10-YEAR COMPREHENSIVE PLAN UPDATE

# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

## Land Use Map Alternatives To Be Considered Next

Thank you for your participation and input in the vision workshops held in March. The county's next step in updating the 1998 Comprehensive Plan is to consider various ways the county might accommodate 100,000 additional people, while paying close attention to the vision input provided by county residents, business owners and interested parties.

### Alternatives Workshops

**MEETING DATES & LOCATIONS:** *Please attend the workshop that is most convenient for you.*

#### North Kitsap

15

Monday, May 15, 2006  
6:00 p.m. - 9:00 p.m.  
Kingston Jr. High School, Commons  
9000 NE West Kingston Rd  
Kingston, WA 98346

#### Central Kitsap

18

Thursday, May 18, 2006  
6:00 p.m. - 9:00 p.m.  
KC Fairgrounds, Presidents Hall  
1200 NW Fairgrounds Rd  
Bremerton, WA 98311

#### South Kitsap

24

Wednesday, May 24, 2006  
6:00 p.m. - 9:00 p.m.  
Givens Center, Kitsap Room  
1026 Sidney Ave.  
Port Orchard, WA 98366

Please Take a Newsletter  
and Comment Card.  
Tell us what you think.

For More Information, call: (360) 337-5761 or visit [www.MyKitsap.org](http://www.MyKitsap.org)



10-YEAR COMPREHENSIVE PLAN UPDATE



# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

## County Selects Alternatives for Review in the Draft EIS/Comprehensive Plan

Thank you for your participation in the alternatives workshops held in May. The county has selected three alternatives based on the public involvement process, sub-area plans, Washington State population projections, Growth Management Act requirements, Growth Management Hearings Board cases, and Countywide Planning Policies. Kitsap County will release a Draft Comprehensive Plan and Environmental Impact Statement the last week in August 2006 for public review. The county invites the community to comment on these documents at the upcoming open houses and public hearings. This affects you! Please plan to attend the open houses and public hearings most convenient for you.

### *Draft EIS/Comprehensive Plan Open Houses*

#### OPEN HOUSE DATES & LOCATIONS

**North Kitsap**

**29**

**Tuesday, August 29, 2006**  
 6:00 p.m. - 9:00 p.m.  
 Kingston Jr. High School, Commons  
 9000 NE West Kingston Rd  
 Kingston, WA

**South Kitsap**

**07**

**Thursday, September 7, 2006**  
 6:00 p.m. - 9:00 p.m.  
 Givens Center, Kitsap Room  
 1026 Sidney Ave  
 Port Orchard, WA

**Central Kitsap**

**14**

**Thursday, September 14, 2006**  
 6:00 p.m. - 9:00 p.m.  
 KC Fairgrounds, Presidents Hall  
 1200 NW Fairgrounds Rd  
 Bremerton, WA

### *Joint Planning Commission/Board of County Commissioners Public Hearings*

#### HEARING DATES & LOCATIONS

**18**

**Monday, September 18, 2006**  
 4:00 p.m. - 9:00 p.m.  
 KC Fairgrounds, Presidents Hall  
 1200 NW Fairgrounds Rd  
 Bremerton, WA

**20**

**Wednesday, September 20, 2006**  
 6:00 p.m. - 9:00 p.m.  
 KC Fairgrounds, Presidents Hall  
 1200 NW Fairgrounds Rd  
 Bremerton, WA

**21**

**Thursday, September 21, 2006**  
 6:00 p.m. - 9:00 p.m.  
 KC Fairgrounds, Presidents Hall  
 1200 NW Fairgrounds Rd  
 Bremerton, WA

For More Information, call (360) 337-5761 or visit MyKitsap.org



10-YEAR COMPREHENSIVE PLAN UPDATE

# MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

[www.MyKitsap.org](http://www.MyKitsap.org)

## Public Meeting Notice and Invitation

### Have a Voice in Shaping Kitsap's Future

For the next nine months, residents, business owners, elected officials and county planners will plan how Kitsap County will grow and develop in the next 20 years. You will have your first opportunity to tell the county about Your Vision for Kitsap's future on Thursday, March 23, 2006, during a public meeting at Kingston Junior High School from 6:00 p.m. to 9:00 p.m. You'll have two more opportunities to attend public meetings on March 27th and 28th (see reverse side for meeting locations).

Every ten years, county officials must update the Kitsap County Comprehensive Plan. They begin the process with public meetings to hear from community residents and business interests about their visions for the county's future.

You can share Your Vision and Your Views in many ways: Participate in community meetings, attend public hearings, write letters and articles for community publications, send comment cards and just plain get involved. Choose the topic(s) you find most interesting and then express your opinions.

The public meetings are a part of Kitsap County's scoping process for the Comprehensive Plan Update. The purpose of scoping is to identify the proposed topics in the Plan and associated environmental impact analysis, and invite public involvement in the process. In mid-March, the scoping notice for this project will be posted on the MyKitsap Web site at: <http://www.MyKitsap.org>

10-YEAR  
COMPREHENSIVE PLAN UPDATE



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

**Topics include:** land use, rural and resource lands, natural systems, economic development, housing, utilities, transportation, and capital facilities. You can get involved in as many topics as you want between now and Fall 2006 while the plan is under review.

**Please participate and share Your Vision for Our Future.  
Mark the meeting dates on your calendar:**

**Area: North Kitsap**  
**Date: Thursday, March 23 2006**  
**Time: 6:00 p.m. – 9:00 p.m.**  
**Location: Kingston Jr. High**  
**9000 NE West Kingston Rd, Kingston, WA 98346**

**Area: Central Kitsap**  
**Date: Monday, March 27, 2006**  
**Time: 6:00 p.m. – 9:00 p.m.**  
**Location: TBD**

**Area: South Kitsap**  
**Date: Tuesday, March 28, 2006**  
**Time: 6:00 p.m. – 9:00 p.m.**  
**Location: Givens Community Center, 1026 Sidney Avenue, Kitsap Room, Port Orchard, WA 98366**

Workshops for the plan alternatives are anticipated to begin in May.

The MyKitsap.org Web site will have updated information on these events as well as future events. Check it often so you'll know what's happening, or call (360) 337-5761.