

Kitsap County Standards for Sanitary Sewer Contruction: Public Comment Log_ last updated 8.15.25

Comment #:	Section Number:	Author:	Organization:	Date:	Comment:	Staff Response <i>(Changes Made <u>OR</u> No Changes Made)</i>
1	General	Various, workshop	Kitsap Builders Association	7/10/2025	Explore options to lift cap above 15 ERUs.	No changes made, disucssed in PC workshop 1. The Sewer Utility has not been able to explore the impacts on overall system maintenance to allow additional connections over the 15 ERU allotment. Additional desity allowances may be explored in future updates. Additional language was added to calrify how and Accessory Dwelling unit is counted towards overall ERU counts or not depending on typ of connection proposal.
2	General	Anthony Burgess, Workshop	Kitsap County Public Works	7/11/2025	Ensure intent of sections is clearly defined in written text to avoid implementation confusion in later years.	Several minor revisions were made to sections presented to the planning commission in Workshop 1 and reflected in the presentation in Workshop 2.
3	1.1.7	Deb Purcell, email	JWJ Group	7/14/2025	HOAs: These groups are ill-equippeded, financially, or organizationally, to manage sewer systems. Most already struggle with private roads and stormwater systems. Additionally, the Reserve Studies would have to attempt to account for repairs and maintenance – again they are not prepared for that task. By way of an example of the challenges faced by HOAs, I own a home in a 40 unit townhome neighborhood in Port Orchard. Each time I attend a meeting, I am literally begged to get back on the board because they have no one that is willing to carry the ball. We see this time and time again. Adding additional responsibilities to the HOA merely pushes them closer to the breaking point.	Section 1.1.7 was revised to exclude proposal for private pipe within private roadways in residential developments after discussion in PC workshop 1.
4	1.1.7	Deb Purcell, email	JWJ Group	7/14/2025	Housing Affordability: Added maintenance obligations increases monthly HOA dues, reducing affordability and resale appeal.	Section 1.1.7 was revised to exclude proposal for private pipe within private roadways in residential developments after discussion in PC workshop 1.
5	1.1.7	Deb Purcell, email	JWJ Group	7/14/2025	Environmental/Risk: Please consider the long-term risk of failing to maintain private sewer lines. This leads to public health, environmental and potential legal issues when the county would need to step in to maintain. For example, the County may relinquish oversight and accountability at the beginning, but will be expected to step up if the sewer system fails in a public emergency with no rate payer revenue to support.	Section 1.1.7 was revised to exclude proposal for private pipe within private roadways in residential developments after discussion in PC workshop 1.
6	1.1.7	Deb Purcell, email	JWJ Group	7/14/2025	Lender/Buyer/Home Insurance Risk: You should also consider how lenders, buyers and home insurance will respond to maintaining private sewer? It's a fair question, like with anything, likely costs will go up, further reducing housing affordability and resale value.	Section 1.1.7 was revised to exclude proposal for private pipe within private roadways in residential developments after discussion in PC workshop 1.
7	1.1.7	Deb Purcell, email	JWJ Group	7/14/2025	Land Division: Developer’s may feel more pressure to build public roads or ROW dedication, thus reducing lot yields, etc. This is at odds with maximizing yields in the attempt to comply with the GMA targets.	Section 1.1.7 was revised to exclude proposal for private pipe within private roadways in residential developments after discussion in PC workshop 1.