



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET, MS – 36 • PORT ORCHARD, WASHINGTON 98366-4682 • HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/) Jim Bolger, Assistant Director • (360) 337-7181 • FAX (360) 337-4925

December 20, 2006

Dear Reader:

Kitsap County has prepared this 10-Year Comprehensive Plan Update and Integrated Final Environmental Impact Statement (FEIS) in accordance with the Growth Management Act (GMA) and State Environmental Policy Act (SEPA). The proposal is to adopt an updated Kitsap County Comprehensive Plan and associated development regulations.

Pursuant to State SEPA laws and rules, the County issued an Integrated 10-Year Comprehensive Plan Update and Draft Environmental Impact Statement (DEIS) on August 29, 2006. A 60-day comment period was held on the integrated documents – Volume I: Comprehensive Plan Policy Document, Volume II: Draft Environmental Impact Statement (DEIS) and Volume III: Proposed Regulations – concluding 4:30 p.m. October 30, 2006. During this time, both verbal and written public comments were accepted.

This FEIS evaluates a Preferred Alternative that is within the range of the three alternatives considered in the DEIS. The Preferred Alternative is most similar to DEIS Alternative 2 and would revise the Comprehensive Plan goals and policies, Urban Growth Area (UGA) boundaries, and the Land Use Map to include capacity for about 15,169 new housing units and 36,000 new jobs within the Kitsap County UGAs. Unincorporated UGAs would be expanded approximately 33% to accommodate population and employment growth under this alternative. Policy and regulatory amendments include: changes to land use and zoning districts; a new mixed use zone and parks zone; revised minimum densities in urban areas; increased maximum densities and heights in multi-family, commercial, mixed use and industrial zones; revised SEPA categorical exemptions from further environmental review for minor new construction countywide, and for mixed use and infill development in the Silverdale UGA; policies for a new Industrial Multi-Purpose Recreational Area (IMPRA) related to the South Kitsap Industrial Area UGA; revised Rural Wooded policies and new associated regulations; and a new Transfer of Development Rights (TDR) program.

This Kitsap County Comprehensive Plan EIS incorporates by reference prior environmental review documents prepared by Kitsap County, including (but not limited to) the *Integrated Port Orchard/South Kitsap Sub-Area Plan Draft and Preliminary Final EIS* (May 2006), which contains environmental analysis of the proposed Port Orchard/South Kitsap Sub-Area plan. This FEIS provides updated responses to comments on the *Integrated Port Orchard/South Kitsap Sub-Area Plan Draft EIS*. In so doing, this FEIS completes the Port Orchard/South Kitsap Sub-Area Plan environmental review process.

Information about the 10-Year Update of the Kitsap County Comprehensive Plan is available at [MyKitsap.org](http://MyKitsap.org) or at the Kitsap County Department of Community Development, 619 Division Street, Port Orchard. Paper and CD copies of the Integrated Comprehensive Plan, FEIS, and development regulations may be purchased at the Kitsap County Department of Community Development offices.

If you have any questions or desire clarification of the above, please contact Angie Silva, Planner, at 360-337-4841.

Sincerely,

David Greetham,  
Kitsap County SEPA Official