

Chapter 5. Responses to Comments

This chapter provides responses to public comments made during a 30-day comment period on the Draft SEIS between May 7 and June 6, 2012.

5.1. Public Comments

A total of 74 comment letters were received during the public comment period from government agencies, interest groups, and citizens. Table 5.1 contains a list of the public comments received. Responses to these comments are found in Section 5.2. Comment letters marked to correspond to the responses to comments follow this chapter. A summary of public hearing testimony is provided in Section 5.3.

Table 5.1. Public Comments Received

Letter Number	Author	Comment Abbreviation	Date of Comment
Countywide and General Comments			
1.	Anonymous, Open House Comment Sheet	ANON-A	May 15, 2012
2.	Anonymous, A Concerned Kitsap County Citizen	ANON-B	June 6, 2012
3.	City of Bremerton	COB	June 6, 2012
4.	Jerry Harless	JH-A	May 23, 2012
5.	Jerry Harless	JH-B	May 25, 2012
6.	Kitsap Citizens for Responsible Planning	KCRP-A	May 29, 2012
7.	Kitsap Citizens for Responsible Planning	KCRP-B	June 4, 2012
8.	McCormick Land Co., Inc.	MCLC	June 4, 2012
9.	Tom Nevins	TN	June 4, 2012
10.	State of Washington Department of Commerce	DOC	June 5, 2012
11.	The Suquamish Tribe	TST	June 6, 2012
12.	Jan Wold	JW-A	June 6, 2012
Kingston UGA			
13.	Betsy Cooper	BC	June 6, 2012
14.	Naomi Maasberg	NM	June 6, 2012
15.	Fred Nelson	FN	May 14, 2012
16.	Olympic Property Group, Davis Wright Tremaine	OPG	June 5, 2012
17.	Stillwaters Environmental Education Center	SEEC	June 4, 2012
18.	Dave Wetter	DWETTER	May 28, 2012

Table 5.1. Public Comments Received (continued)

Letter Number	Author	Comment Abbreviation	Date of Comment
Silverdale			
19.	Paul Neal and Sandra Adams	PNSA	June 5, 2012
20.	Susan Anderson	SA	June 6, 2012
21.	Mary Bertrand	MB-A	May 10, 2012
22.	Mary Bertrand	MB-B	May 21, 2012
23.	Mary Bertrand	MB-C	May 26, 2012
24.	Mary Bertrand	MB-D	June 4, 2012
25.	Ronn Bertrand	RB	May 15, 2012
26.	Phil Best	PB	June 6, 2012
27.	Bill Bryan	BB	May 15, 2012
28.	Sandra Byrne	SB	June 5, 2012
29.	Debbie and Gary Davis	DGD	June 5, 2012
30.	John Gilman	JG	June 5, 2012
31.	Marcus Hoffman	MH	June 5, 2012
32.	Mentor Company	MC	June 4, 2012
33.	Patrick Mus	PM	June 6, 2012
34.	John Nantz	JN	June 6, 2012
35.	Wayne Potter	WP	April 25, 2012 (pre-comment period)
36.	Virginia RenouDET	VR	May 15, 2012
37.	Jodee & Barry Strickland Ted & Sandra Rohwein Jim & Susan Rohwein	SR	June 5, 2012
38.	Daryl and Marie Schruhl	DMS	June 6, 2012
39.	Derek Schruhl	DS	June 5, 2012
40.	Mark and Debbie Schuler	MDS	May 15, 2012
41.	Jennifer and Matt Tammen	JMT	June 5, 2012
42.	Byrd Thibodaux	BT	June 3, 2012
43.	Sybil Tasker and Mark Turner	STMT	June 5, 2012
44.	David West	DWEST	June 6, 2012
45.	Thomas Williams	TW	June 5, 2012
46.	Jan Wold	JW-B	June 6, 2012
47.	Mary Zabinski	MZ	June 6, 2012
Central Kitsap and East Bremerton			
48.	James Aho	JA	May 6, 2012 (pre-comment period)
49.	James Brady	JB	May 27, 2012
50.	Donna Burke	DB-A	May 21, 2012
51.	Donna Burke	DB-B	June 4, 2012
52.	Jim Carlson	JC	June 6, 2012

Table 5.1. Public Comments Received (continued)

Letter Number	Author	Comment Abbreviation	Date of Comment
53.	Brad Cheney	BC	May 17, 2012
54.	Halsan Frey	HF	June 5, 2012
55.	Illahee Community Board	ICB	June 5, 2012
56.	Judith and Irwin Krigsman	JIK	June 4, 2012
57.	Irwin Krigsman	IK	June 6, 2012
58.	Tex Lewis	TK-A	May 24, 2012
59.	Tex Lewis	TK-B	June 4, 2012
60.	Arthur Pettit	AP	May 15, 2012
61.	Ron and Nadean Ross	RNR	June 4, 2012
62.	Robert Spearman & Karrie Berglund	RSKB	May 28, 2012
63.	Kitty Wade	KW	May 10, 2012
64.	Nathan and Lois Yuhl	NLY	June 5, 2012
West Bremerton			
65.	Leila Avery and Jacqui Curtiss	LAJC	June 4, 2012
Port Orchard			
66.	Loretta Anderson	LA	May 24, 2012
67.	Erika Anderson	EA	June 4, 2012
68.	City of Port Orchard	CPO	June 1, 2012
69.	Michael Horner	MH	June 6, 2012
70.	William Simmons and Peggy Henry	WSPH	June 6, 2012
71.	James Svensson	JS	June 6, 2012
72.	Frank Tower	FT	June 6, 2012
73.	Jim Way, Pristine Construction	JW-C	May 8, 2012
74.	Leslie Yuenger	LY	May 26, 2012

5.2. Responses to Comments

This section provides responses to the comments received on the Draft SEIS. Comment letters are provided following this chapter. Table 5.2 contains responses to comments; the numbering of the comments corresponds to the numbering added to the actual comment letters.

Comments that state an opinion or preference are acknowledged with a response that indicates that the comment is noted and forwarded to the appropriate decision-makers. Comments that ask questions, request clarifications or corrections, or are related to the Draft SEIS are provided a response that explains the approach, offers corrections, or provides other appropriate information.

Table 5.2. Responses to Comments

Comment Number	Response
Countywide and General Comments	
Letter 1: Anonymous (ANON-A)	
ANON-A	<p>Use Correct Population Numbers: See Final SEIS Section 2.6.1, Population Growth Targets. The Countywide Planning Policies (CPPs) allocate population growth on a countywide basis and select specific targets for each UGA and city. This effort last occurred in 2004. These CPPs are developed through the Kitsap Regional Coordinating Council (KRCC), a separate body, which has members representing the cities, County, tribes, Naval Base Kitsap and Port of Bremerton. Through the KRCC and inter-local agreements, population projections are selected from the OFM range (Low to High), discussed amongst the jurisdictions, agreed upon, adopted by the County and ratified by the cities. A new update to the population targets based upon the 2012 OFM ranges is scheduled to take place in 2013-2014 and be completed for the 2016 10-Year Update cycle. Under GMA, the County must be consistent with the Countywide Planning Policies. At minimum, the GMA notes that OFM population targets must be reviewed every ten years. The County's Countywide Planning Policies mirror the GMA language but also include a review every five years as well, which was completed in 2011. The KRCC consensus on this 2011 review was to wait for new OFM information (recently released in April 2012) before commencing discussions among the jurisdictions.</p> <p>Additionally, OFM provides a range of population targets for use by jurisdictions and categorized into three options (low, intermediate and high). Historically, the KRCC projections have been close to the intermediate range as a policy decision. OFM provides a range and even with the recent April OFM projections, the County's current target is within the range. The adopted CPP growth target is 331,571 and lies within the new OFM range for 2025 of between 240,939 and 355,786 population. Under GMA, a jurisdiction is required to be within the range of OFM projections and does not specify where it must be in this range. Moreover, the County's current planning effort is a Remand of the 2006 plan, and the population allocation of that 2006 plan was not at issue. A change in the adopted population projection would require a change in the CPPs and a separate process that is not feasible during the time frame of this Remand effort.</p>
Letter 2: Anonymous (ANON-B)	
ANON-B	<p>Object to Growth Management and Taking of Private Properties – Reject Remand: The comment is noted and forwarded to County decision-makers. Please note that the County has provided a reasonable use for each property inside or outside of the Urban Growth Area (UGA). The County is required to respond to the Remand order and has developed alternatives and solicited public input regarding appropriate UGA boundaries considering availability of public services and infrastructure, presence of environmental constraints, and property owner preferences.</p>
Letter 3: City of Bremerton (COB)	
COB-1	<p>Appreciate Opportunity to Comment: The comment is noted and forwarded to County decision-makers.</p>
COB-2	<p>Support for Alternative 2 for Assigned UGAs – East Bremerton, West Bremerton and Gorst UGAs as well as for Central Kitsap UGA: The comment is noted and forwarded to County decision-makers. Please see Chapter 2 of this Final SEIS regarding the Preferred Alternative. The boundaries and land use designations in East Bremerton, West Bremerton and Gorst UGAs are retained in the Preferred Alternative. The land capacity assumptions are similar to Alternative 2. The Central Kitsap UGA would be further reduced compared to Alternative 2 along Dyes Inlet to balance growth targets and land capacity, as well as recognize critical areas and public services and utilities constraints.</p>
COB-3	<p>Significant Areas of Urban Restricted Designation Difficult to Serve in (East) Bremerton and Central Kitsap: The comment is noted and forwarded to County decision-makers. Within East Bremerton, the Preferred Alternative retains current land use designations, and the proposal of Urban Restricted in Alternative 2 is not carried forward. In the Central Kitsap UGA the Preferred Alternative continues the proposal of added Urban Restricted designations along Port Orchard Bay. The Urban Restricted area is so designated to recognize critical areas and public services and utilities constraints. Future development in this area would need to be clustered in order to protect sensitive areas and to locate where services can best be provided.</p>

Table 5.2. Responses to Comments (continued)

Comment Number	Response
COB-4	Silverdale and Central Kitsap UGAs and Need for Urban Separator: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would not include the Barker Creek corridor in the Silverdale UGA. The area would continue to function as an urban separator.
COB-5	Contact Information: The comment is noted and forwarded to County decision-makers.
Letter 4: Jerry Harless (JH-A)	
JH-A-1	Draft SEIS Well Organized and Credible for the Most Part: The comment is noted and forwarded to County decision-makers.
JH-A-2	Should Address Poulsbo in Draft SEIS: The Poulsbo UGA is not included in the Remand effort as it was not expanded in the 2006 Comprehensive Plan update process, does not include the three designations subject to the Remand Order (Urban Restricted, Urban Low and Urban Cluster) and was not subject to legal challenge during appeals of the 2006 Plan. Additionally, the Draft SEIS does evaluate the cumulative impacts of growth across the county including all UGAs and the County's ability to achieve the countywide population projections as a whole including Poulsbo. See for example Draft SEIS Table 3.2-22 (reproduced with minor edits in Chapter 4 of this Final SEIS). Also, growth in Poulsbo was considered cumulatively in the Draft SEIS such as in the analysis of the natural environment and added impervious surface area, transportation system impacts, and public services and utilities impacts.
JH-A-3	Population Forecasts and UGA Capacity: Please see the retraction of the comment by Mr. Harless in Letter 5 regarding the CPP updates. The CPP growth targets were not amended in 2011.
JH-A-4	New OFM Population Forecasts: Regarding the use of new 2012 OFM forecast, please see response to Letter 1 ANON-A above.
JH-A-5	Interim Septic Systems in UGAs: The proposed amendments are intended to ensure limited connection to on-site sewer while retaining urban densities. The proposed amendments require achieving urban densities identified in the zoning classification. The draft regulation applies only to projects with 9 or fewer lots that are more than 1,000 feet from the existing sewer. Depending on site conditions and type of system used (individual on-site septic system versus community septic system), the actual achieved density of the development will be a site-specific determination and could result in greater than the minimum density established in the zone. The draft regulations also require installation of dry sewers and no protest agreements to connect to sanitary sewer if a LID is formed, a documented public health hazard occurs, or if sewer is located within 200 feet of the development's outer boundary. The Western Washington Management Hearings Board decision referenced, ARD/Diehl v. Mason County, WWGMHB 06-2-0005, allowed limited new on-site septic systems so long as future urban densities would not be thwarted. The approved regulations in this case applied to a small area and ensured that future urban densities would not be precluded. It should be noted that the Preferred Alternative studied in this Final SEIS does not include the proposed interim septic system code amendments and rather clarifies and cross references sewer connection standards.
JH-A-6	Difficult Issues to Resolve, Need to Address Impacts: Please see responses to comments JH-A-1 to 5 above.
Letter 5: Jerry Harless (JH-B)	
JH-B	Disregard Comments on CPPs in JH-A-3: The comment is noted and forwarded to County decision-makers. The CPP growth targets were not amended in 2011.
Letter 6: Kitsap Citizens for Responsible Planning (KCRP-A)	
KCRP-A-1	County has Kept Informed; Surreal to Plan for Population Growth 40,000 Persons Too High: Regarding the use of new 2012 OFM forecast, please see response to Letter 1 ANON-A above.
KCRP-A-2	Limited Scope only Addressing UGAs in Remand Order: Please see response to comment JH-A-2.
KCRP-A-3	Interim Septic Provisions – No Changes to Footnote 48: Please see response to comment JH-A-5.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 7: Kitsap Citizens for Responsible Planning (KCRP-B)	
KCRP-B-1	Interim Septic Provisions – No Changes to Footnote 48: Please see response to comment JH-A-5.
KCRP-B-2	Support for Alternative 1 and Increased Densities The comment is noted and forwarded to County decision-makers. Regarding the population projection, please see response to Letter 1 ANON-A above. Regarding higher density trends, see Draft SEIS and Final SEIS Appendix A. The preferred alternative studied includes higher densities based on trends.
KCRP-B-3	South Kitsap UGA is Too Large: Comments noted. All alternatives, except the No Action Alternative, move the UGA southern boundary to Beilmeier Road. Most of the preliminary vested plats are located along Phillips Road. The Preferred Alternative makes further reductions in UGA territory compared to Alternative 2.
KCRP-B-4	Urban Restricted Assumed Density: The Preferred Alternative assumes 2.5 du/ac in the land capacity analysis, the mid-range of the zone. This assumption is based on new code amendments approved in 2008 designed to limit densities below what was being achieved prior to 2008 due to a code interpretation error. There is no history of plats using the new density range. Thus, the mid-point of the range is a reasonable conservative assumption at this time.
KCRP-B-5	Study Poulsbo Densities: Please see response to comment JH-A-2.
Letter 8: McCormick Land Co., Inc. (MCLC)	
MCLC-1	Rural Holding Capacity: The commenter is referring to Table 2-1, which does not exist in the Draft SEIS, and the commenter likely means Table 2.6-1. This table 2.6-1 simply repeats the CPP population distributions. A 20-year population distribution assumption is made for unincorporated areas outside of UGAs as well as for UGAs n the CPPs.
MCLC-2	<p>Request Interpretation: See response to comment MCLC-1. The commenter suggests the County interpret either: 1) rural areas have no maximum growth target and increased rural capacity does not violate CPPs or 2) show how alternatives redesignations to rural do not affect the rural/urban population balance. The question before the County in the Remand order is whether the UGAs are appropriately sized to meet population allocations, as well as are capable of being served with urban services. In addition, the County is obligated to focus growth in urban areas and to reduce sprawl and protect rural character per Growth Management Act goals and requirements (RCW 36.70B.020 and 070). While urban areas are sized based on specific growth targets matched to land capacity, the rural areas are not considered to have a growth capacity. The CPPs growth allocations show a policy choice in the desired balance of rural and urban growth that would be implemented through County policies and land planning such as maximum rural densities, TDR, incentives for growth in UGAs such as in Centers, and other programs.</p> <p>The urban areas are expected to accommodate additional population due to a revised land capacity analysis and, where possible, their boundaries reduced accordingly. While a reduction in UGA size correspondingly increases the size of rural areas, it does not increase the expected rural population for the 2005-2025 time period. A land capacity analysis is not performed for rural areas of the County as they are not “sized” to accommodate a specific amount of development for a 20-year planning period. GMA expects the build-out of rural areas to occur over a longer period of time and thus the size of rural areas is not directly linked to the population demand expected during the 20-year period as UGAs must be.</p> <p>Adjustments in the size of the rural and urban areas as part of the Comprehensive Plan update will be considered in future Buildable Land Reports to ensure accurate accounting of urban and rural development patterns. Kitsap County will continue to rely on the Reasonable Measures described in Section 3.2.2 as the techniques to encourage growth in urban areas and achieve the desired rural / urban development balance. Any changes in countywide population allocations will only occur as modifications to the Countywide Planning Policies, and cannot be done through the County comprehensive plan.</p>

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 9: Tom Nevins (TN)	
TN-1	Prefer Alternative 1: The comment is noted and forwarded to County decision-makers.
TN-2	Concerned with Interim Septic Provisions: Please see response to comment JH-A-5.
TN-3	Moratorium on New Subdivision Applications: The comment is noted and forwarded to County decision-makers.
TN-4	Be Wary of Those Supportive of 2006 Supersized UGAs: The comment is noted and forwarded to County decision-makers.
Letter 10: State of Washington Department of Commerce (DOC)	
DOC-1	Support Minimum Density of 5 DU/AC and Well Documented Land Capacity Analysis: The comment is noted and forwarded to County decision-makers.
DOC-2	Sewer Facility Capacity: The comment is noted. The Draft SEIS and Draft Capital Facilities Plan (CFP) identified a need to expand the Central Kitsap Wastewater Treatment Plant though specific details were not available. The Proposed Final CFP provide a planning level capacity analysis of the CKWWTP for the Preferred Alternative. Cost estimates for the improvements are included in the summary of costs in Section 3.3.7 of this Final SEIS. In addition, please note that the CFP includes an inventory of surplus equivalent residential units; the text is clarified to address capacity and planned growth.
DOC-3	List of Six-Year Funding Sources for Kitsap County Wastewater Systems, Be More Specific: The comment is noted. This is a formatting issue, which unfortunately combined funding sources both for the 6-year and 20-year horizon together. The Proposed Final CFP clarifies the funding sources for the six-year period 2013-2018 (sewer revenue bonds). In addition the CFP appendix shows a map matching likely funding sources to types of geographies and projects for the longer-term planning period to 2025.
DOC-4	Interim Septic Systems: Please see response to comment JH-A-5.
DOC-5	Level of Service for Facilities and Deficiencies: Consistent with the recommendations in the Draft CFP and Draft SEIS, the Proposed Final CFP and Final SEIS reduce the LOS standards for County-owned facilities and other service provider facilities as appropriate given the economic climate and constraints to public funding within the 6-year horizon.
DOC-6	Reliance on Utility Local Improvement Districts (ULIDs): The comment is noted. The Proposed Final CFP clarifies the use of ULIDs.
DOC-7	Clarify if Wastewater Inventories: The comment is noted. The Proposed Final CFP clarifies that for the incorporated cities of Bremerton and Port Orchard, the service area and inventory generally applies to the area within incorporated city boundaries. For unincorporated Kitsap County (including the West Sound Utility District service area) the inventory area applies to service areas within the unincorporated UGAs.
DOC-8	County Transportation LOS: The comment is noted. Generally, the 15% threshold for road concurrency is the County's adopted strategy to ensure LOS standards are within an accepted range. This 15% is evaluated countywide; rural and urban. This is clarified in the Final SEIS Section 3.2.4 and the Final CFP.
DOC-9	Clarification on Underutilized and Unavailable Lands: The Final SEIS clarifies the difference between the steps. See Final SEIS Chapter 2 and Appendix A.
DOC-10	Appreciate County Efforts and Contact Information: The comment is noted and forwarded to County decision-makers.
Letter 11: The Suquamish Tribe (TST)	
TST-1	Avoid Land Use Decisions in Tribe's Usual and Accustomed Areas, Pleased with Draft UGA Boundary Revisions for Most Part: The comment is noted and forwarded to County decision-makers.
TST-2	Footnote 48 Interim Septic Systems: Please see response to comment JH-A-5.
TST-3	Population Forecast: The SEIS and CFP use 2010 Census data to establish a new base year. Regarding the use of new 2012 OFM forecasts, please see response to Letter 1 ANON-A above.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
TST-4	<p>Urban Separators – Barker Creek, Chico Creek, and Gorst Creek: The comment is noted and forwarded to County decision-makers. The WDFW assessment, existing watershed plans and Salmonid Refugia study are information sources that were used in this effort, along with other natural and built environment information to assess the impacts of the proposed alternatives.</p> <p>The Barker Creek corridor is no longer included in the Preferred Alternative Silverdale UGA boundaries. The Chico area in Silverdale is also reduced in the Preferred Alternative UGA boundaries. The Gorst UGA boundaries are unchanged in the Preferred Alternative; however a watershed planning effort is underway by the City of Bremerton in cooperation with the County and Tribe. Watershed planning efforts in part are intended to look at sensitive area protection and restoration. This may offer a path for an open space corridor within a UGA.</p>
TST-5	<p>Urban Growth Areas: The studied action alternatives remove from UGAs some lands along shorelines and areas encumbered by critical areas. The studied alternatives assume higher densities in land capacity analyses reflecting trends documented in Draft and Final SEIS Appendix A. The proposed alternatives evaluated removing lands that were designated as Urban Restricted in 2006 out of the UGA, as well as some additional lands that may be appropriate for lower densities.</p>
TST-6	<p>Support Central Kitsap UGA Alternative 2 with Revisions: The comment is noted and forwarded to County decision-makers.</p> <p>The Barker Creek corridor is no longer included in the Preferred Alternative Silverdale UGA boundaries. The Illahee area would be retained in the Preferred Alternative but with the Community Plan's lower intensity "Greenbelt" designation.</p>
TST-7	<p>Support Silverdale UGA Alternative 2 with Revisions: The comment is noted and forwarded to County decision-makers. The area around Chico Bay would be removed from the Silverdale UGA in the Preferred Alternative.</p>
TST-8	<p>Support Kingston UGA Alternative 2 with Revisions: The comment is noted and forwarded to County decision-makers. The western area of Urban Restricted territory would be removed in the Preferred Alternative.</p>
TST-9	<p>Port Orchard UGA – Remove Long Lake Dog Leg and Large Parcels North to Sedgwick: The comment is noted and forwarded to County decision-makers. The Long Lake "dog leg" would be removed in the Preferred Alternative. Also, another area of Urban Restricted and Urban Low Residential would be removed in the south end of the UGA.</p>
TST-10	<p>Poulsbo, Explain Why Excluded: See Response to Comment JH-A-2.</p>
TST-11	<p>Appreciate Opportunity to Comment, Contact Information: The comment is noted and forwarded to County decision-makers.</p>
Letter 12: Jan Wold (JW-A)	
JW-A-1	<p>Summary of Comments: The comment is noted and forwarded to County decision-makers. See responses to comments in this section.</p>
JW-A-2	<p>Appreciate Opportunity to Comment and Thanks to Staff for Meeting with Interest Groups: The comment is noted and forwarded to County decision-makers. See responses to comments in this section.</p>
JW-A-3	<p>Use of Higher Population Figures: Regarding the use of new 2012 OFM forecast, please see response to Letter 1 ANON-A above.</p>
JW-A-4	<p>Remove Critical Areas out of UGAs: The comment is noted and forwarded to County decision-makers. The action alternatives would remove from UGA boundaries sensitive areas and areas difficult to serve with public services and utilities.</p>
JW-A-5	<p>Avoid Pump Stations: The comment is noted and forwarded to County decision-makers.</p>
JW-A-6	<p>Rural Separators – Barker Creek, Johnson Creek: The comment is noted and forwarded to County decision-makers. The Barker Creek corridor is removed from consideration as part of the UGA in the Preferred Alternative. Regarding Johnson Creek, please note that the Poulsbo UGA is not included as it was not expanded in the 2006 Comprehensive Plan update process, does not include the three designations subject to the Remand Order (Urban Restricted, Urban Low and Urban Cluster) and was not subject to legal challenge during appeals since 2006.</p>

Table 5.2. Responses to Comments (continued)

Comment Number	Response
JW-A-7	Keep UGAs Compact for Reduced Infrastructure Costs – Don't Replace Sewers with Septic Systems: The comment is noted and forwarded to County decision-makers. Regarding interim septic see response to comment JH-A-5. Also, the action alternatives reduce UGA boundaries in areas that are more difficult to serve with urban services.
JW-A-8	Population Allocation and Land Capacity Deductions: Regarding the use of new 2012 OFM forecast, please see response to Letter 1 ANON-A above. Land capacity assumptions are based on local circumstances and trends as shown in Draft and Final SEIS Appendix A.
JW-A-9	Growth Rates in County and Poulsbo: The comment is noted and forwarded to County decision-makers. Please see response to comment JW-A-6 regarding the Poulsbo UGA. The County and cities will work together on new growth allocations for the 2016 Comprehensive Plan Update. Please see response to Letter 1 ANON-A above.
JW-A-10	Vision 2040 and Poulsbo: The comment is noted and forwarded to County decision-makers. The County and cities will work together on new growth allocations for the 2016 Comprehensive Plan Update. Please see response to Letter 1 ANON-A above.
JW-A-11	Need to Address Poulsbo: Please see responses to this Letter 12 above, as well as response to comment JH-A-2.
JW-A-12	Decision is Important: The comment is noted and forwarded to County decision-makers.
Kingston UGA Comments	
Letter 13: Betsy Cooper (BC)	
BC-1	Comments Support Verbal Testimony, Smallest UGA Option for Arborwood: The comment is noted and forwarded to County decision-makers.
BC-2	Would have Liked to Revisit Parcel by Parcel Buildout Analysis for Kingston – Can Urban Core Accommodate More: The action alternatives study higher densities in mixed use and multifamily zones including in Kingston.
BC-3	If Arborwood property does not fully develop within the lifetime of the developers agreement, then reassess land use as part of a sub-area planning effort. The comment is noted and forwarded to County decision-makers.
BC-4	Support Removal of Urban Restricted Areas: The comment is noted and forwarded to County decision-makers. Action alternatives study the removal of several Urban Restricted Areas.
BC-5	Support 5-6 Dwelling Units Per Acre in Urban Low: The comment is noted and forwarded to County decision-makers. Action alternatives study higher densities in low density designations.
BC-6	Generally Supports Alternative 1. The comment is noted and forwarded to County decision-makers.
Letter 14: Naomi Maasberg (NM)	
NM-1	Kingston Citizens Advisory Council Meeting, Number in Attendance: The comment is noted and forwarded to County decision-makers.
NM-2	UGA Size and High Density Undermining Vision of Downtown Master Plan: The comment is noted and forwarded to County decision-makers.
NM-3	Protect Greenbelts: The comment is noted and forwarded to County decision-makers.
Letter 15: Fred Nelson (FN)	
FN	Include 27-Acre Property in Both Alternatives 1 and 2: The comment is noted and forwarded to County decision-makers. The preferred alternative does not include property within the Kingston UGA.
Letter 16: Olympic Property Group (OPG), Davis Wright Tremaine	
OPG-1	Property is Fully Vested: Removal out of the UGA does not invalidate the developer's agreement with the County. The project will be able to move forward regardless of being out of the UGA or as long as it completes the stipulations noted in the developer agreement.
OPG-2	Oppose Alternative 1: The comment is noted and forwarded to County decision-makers. Please also see Response to OPG-1.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
OPG-3	Alternative 2 Better Recognizes Arborwood but should be modified: The comment is noted and forwarded to County decision-makers. Please also see Response to OPG-1.
OPG-4	Land Capacity Analysis is Conservative: The action alternatives tested different modifications of land capacity factors. The Preferred Alternative does consider increased deductions for public purposes and does remove some underutilized land encumbered by covenants.
OPG-5	Vested Arborwood: See Response to OPG-1.
Letter 17: Stillwaters Environmental Education Center (SEEC)	
SEEC-1	Continue Direction of Removing Environmentally Sensitive Areas from UGA: The comment is noted and forwarded to County decision-makers.
SEEC-2	Recommend Removing Jefferson Point Road Area, Arborwood Wetlands, North Beach Bluffs, and Wetlands Around Schools and Carpenter Lake: The comment is noted and forwarded to County decision-makers. The action alternatives consider excluding many of the subject areas from the UGA.
SEEC-3	Appreciate Opportunity Comment – Need to Get this Right: The comment is noted and forwarded to County decision-makers.
Letter 18: Dave Wetter (DWETTER)	
DWETTER	Concerned about Densities in Alternative 1 – Is it Feasible? The comment is noted and forwarded to County decision-makers. The action alternatives test a range of potential densities based on local circumstances and trends. See Draft SEIS and Final SEIS Appendix A.
Silverdale UGA Comments	
Letter 19: Paul Neal & Sandra Adams (PNSA)	
PNSA	Preference for Alternative 1 Excluding Chico Area: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico Area similar to Alternative 1.
Letter 20: Susan Anderson (SA)	
SA	Support for Alternative 1, Noting Various Elements of UGA Reduction and Land Constraints: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude several areas noted of concern.
Letter 21: Mary Bertrand (MB-A)	
MB-A	Barker Creek – Included in UGA for Alternative 2, Could it be Part of Silverdale? Alternative 2 proposed inclusion of the Barker Creek Corridor in the Silverdale UGA and if it was approved would allow for incorporation or annexation in the future. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 22: Mary Bertrand (MB-B)	
MB-B	Reject Alternative 2 and Accept Alternative 1: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 23: Mary Bertrand (MB-C)	
MB-C	Key Problem with Barker Creek Corridor is Lack of Ingress/Egress: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 24: Mary Bertrand (MB-D)	
MB-D	Road Access is Concern, Not Zoning: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 25: Ronn Bertrand (RB)	
RB	Support Silverdale Alternative 1: The comment is noted and forwarded to County decision-makers.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 26: Phil Best (PB)	
PB	Support Alternative, Removal of Chico Area Along Dyes Inlet: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico Area similar to Alternative 1.
Letter 27: Bill Bryan (BB)	
BB	Support for Alternative 2, Keep Fully Developed Subdivisions in Silverdale UGA: The comment is noted and forwarded to County decision-makers.
Letter 28: Sandra Byrne (SB)	
SB	Remove Area South of Newberry Hill out of UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico Area similar to Alternative 1.
Letter 29: Debbie and Gary Davis (DGD)	
DGD	Exclude Chico from the UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico Area similar to Alternative 1.
Letter 30: John Gilman (JG)	
JG	Support for Alternative 1, Excludes Eldorado Boulevard from UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico Area similar to Alternative 1.
Letter 31: Marcus Hoffman (MH)	
MH	Please Retain Portion of Chico to Kearney Road in UGA: The comment is noted and forwarded to County decision-makers. Location in the Rural area would not require the property owner to un-hook from the sewer. The property is not included in the preferred alternative for the Silverdale UGA.
Letter 32: Mentor Company (MC)	
MC	Supports Alternative 2 for the Silverdale UGA: The comment is noted and forwarded to County decision-makers. Portions of the Mentor ownership are retained within the Silverdale UGA, but not all.
Letter 33: Patrick Mus (PM)	
PM	Barker Creek, Don't Include in UGA: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 34: John Nantz (JN)	
JN-1	Support Higher Density for More Livability: The comment is noted and forwarded to County decision-makers.
JN-2	Concerned about Fish and Streams: The comment is noted and forwarded to County decision-makers.
JN-3	Barker Creek and Watershed: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
JN-4	Priority for Location near Sewer Lines – Concern for Barker Creek and Ecosystem: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
JN-5	Sewers Aren't All Good – Failure and Water Quality: The comment is noted and forwarded to County decision-makers. Please note that sewers are sometimes necessary in rural areas if there are severe environmental concerns associated with septic failures.
JN-6	Affordable Places to Live with Environmental Quality: The comment is noted and forwarded to County decision-makers.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 35: Wayne Potter (WP)	
WP	Retain Solimar Property in UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico Area from the Silverdale UGA. Generally legal lots of record may develop if meeting County development standards. The vesting of sewer construction plans depends on legal instruments in place. The County would allow sewer where there are legally binding contracts; however, it is recommended that the commenter seek private legal counsel to determine whether sewer construction plans can go forward.
Letter 36: Virginia Renoudet (VR)	
VR	Westwind Neighborhood – Part in UGA and Part Out – Be consistent: The comment is noted and forwarded to County decision-makers. The Preferred Alternative proposes the Westwind neighborhood in full be inside the UGA.
Letter 37: Strickland and Rohwein (SR)	
SR	Support for Barker Creek to be Included in UGA: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 38: Daryl and Marie Schruhl (DMS)	
DMS	Support Alternative 1: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.
Letter 39: Derek Schruhl (DS)	
DS	Support Alternative 1 and Preservation of Natural Corridors such as Illahee and Barker Creek: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA. The Illahee area would be designated for low density residential and greenbelt uses per the Community Plan completed recently following community participation.
Letter 40: Mark and Debbie Schuler (MDB)	
MDB	Support Alternative 2 for Silverdale, Keep Olympic View Road and Surrounding Area Rural: The comment is noted and forwarded to County decision-makers. The Preferred Alternative does not include in the UGA areas along Olympic View Road
Letter 41: Jennifer and Matt Tammen (JMT)	
JMT	Remove Chico from UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico area.
Letter 42: Byrd Thibodaux (BT)	
BT	Exclude Huckle Ridge Development (off Nels Nelson Rd) from the Silverdale UGA: The comment is noted and forwarded to County decision-makers. The Barker Creek Corridor would be excluded from the UGA. Already developed areas such as the Huckle Ridge development would be retained in the UGA.
Letter 43: Sybil Tasker and Mark Turner (STMT)	
STMT	Remove Chico from UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico area.
Letter 44: David West (DWEST)	
DWEST	Remove Chico from UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico area.
Letter 45: Thomas Williams (TW)	
TW	Support for Alternative 1: The comment is noted and forwarded to County decision-makers. Please note the Preferred Alternative does not include the Barker Creek Corridor in any UGA.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 46: Jan Wold (JW-B)	
JW-B	Johnson Creek in Error on Map: The comment is noted and forwarded to County decision-makers. As Poulsbo is not a focus of the Remand effort, future mapping updates could be accomplished during future rounds of Comprehensive Planning such as in 2016.
Letter 47: Mary Zabinski (MZ)	
MZ	Support Silverdale Alternative 1 to Remove Chico and Most Area South of Newberry Hill Road: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Chico area.
Central Kitsap and East Bremerton UGA Comments	
Letter 48: James Aho (JA)	
JA	Support Alternative 1 for Illahee Community: The comment is noted and forwarded to County decision-makers. However, portion of the Illahee Road and south of University Point already contains wastewater infrastructure and was not considered to be rural in any alternative analyzed in the Draft SEIS. The Preferred Alternative would retain the Community Plan greenbelt designations.
Letter 49: James Brady (JB)	
JB	Supports Alternative 1 for Central Kitsap and East Bremerton: The comment is noted and forwarded to County decision-makers. The Brownsville area would be removed from the Central Kitsap UGA in the Preferred Alternative. The Rolling Hills Golf Course would be included as Park in the UGA under the Preferred Alternative. The Illahee area would have designations similar to the community plan designations under the Preferred Alternative.
Letter 50: Donna Burke (DB-A)	
DB-A	Supports Keeping Darling Road out of the UGA: The comment is noted and forwarded to County decision-makers.
Letter 51: Donna Burke (DB-B)	
DB-B	Supports Keeping Darling Road out of the UGA: The comment is noted and forwarded to County decision-makers.
Letter 52: Jim Carlson (JC)	
JC	Support Central Kitsap UGA Alternative 2: The comment is noted and forwarded to County decision-makers.
Letter 53: Brad Cheney (BC)	
BC	Support No Action for East Bremerton: The comment is noted and forwarded to County decision-makers. The Preferred Alternative retains the land use and UGA boundaries for East Bremerton with up-to-date land capacity assumptions based on trends.
Letter 54: Halsan Frey, LLC (HF)	
HF	Support Central Kitsap Alternative 2: The comment is noted and forwarded to County decision-makers. With the exception of removing some territory along Dyes Inlet that is more difficult to serve and contains some critical areas, the Preferred Alternative retains other concepts in Alternative 2.
Letter 55: Illahee Community Board (ICB)	
ICB	In Order of Preference Support Alternative 1 and then Alternative 2 for Central Kitsap and East Bremerton: The comment is noted and forwarded to County decision-makers. However, portion of the Illahee Road and south of University Point already contains wastewater infrastructure and was not considered to be rural in any alternative analyzed in the Draft SEIS.
Letter 56: Judith Krigsman (JK)	
JK	Support Alternative 1 for Illahee; Add Area to Avoid Rural Island: The comment is noted and forwarded to County decision-makers. See response to Letter 55.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 57: Irwin Krigsman (IK)	
IK	Support Alternative 1 for Illahee; Add Area to Avoid Rural Island: The comment is noted and forwarded to County decision-makers. See response to Letter 55.
Letter 58: Tex Lewis (TL-A)	
TL-A	Support for Central Kitsap UGA Expansion North of SR 303 and East of Central Valley: The comment is noted and forwarded to County decision-makers. The area is included in the Preferred Alternative Central Kitsap UGA boundary.
Letter 59: Tex Lewis (TL-B)	
TL-B	Support for Central Kitsap UGA Expansion North of SR 303 and East of Central Valley: The comment is noted and forwarded to County decision-makers. The area is included in the Preferred Alternative Central Kitsap UGA boundary.
Letter 60: Arthur Pettit (AP)	
AP	Support Central Kitsap UGA Alternative 1: The comment is noted and forwarded to County decision-makers. The Illahee area would be designated consistent with the Community Plan in the Preferred Alternative (e.g. Greenbelt) and would not be designated as Rural.
Letter 61: Ron and Nadean Ross (RNR)	
RNR	Support Central Kitsap UGA Alternative 2: The comment is noted and forwarded to County decision-makers. See response to comment TL-B, Letter 59.
Letter 62: Robert Spearman (RSKB)	
RSKB	Prefers Alternative 1 for the Illahee area With Further Removal of the Illahee Shoreline Areas North of the Preserve From the UGA; Concern about Population: See response to Letter 55 regarding the extent of the Illahee rural area considered in the SEIS Alternative 1. Also, please see response to Letter 1 ANON-A regarding population projections.
Letter 63: Kitty Wade (KW)	
KW	Would property on Fernwood Ct NE Go Rural? While Alternative 1 showed Rural in the general vicinity of the listed street, Alternative 2 and the No Action Alternative retained the area in the UGA. The Preferred Alternative would retain the property in the UGA.
Letter 64: Nathan and Lois Yuhl (NLY)	
NLY	Prefer Alternative 1 for Central Kitsap East Side of Dyes Inlet: The comment is noted and forwarded to County decision-makers. The Preferred Alternative excludes the Dyes Inlet frontage in the Central Kitsap UGA.
West Bremerton UGA Comments	
Letter 65: Leila Avery and Jacqui Curtiss (LAJC)	
LAJC	Support No Action or Alternative 2 for West Bremerton. Would also like to include tax parcels 4624 003 002 01 through 4324 003 016 00 into the Urban Growth Area. The comment is noted and forwarded to County decision-makers. The Preferred Alternative is similar to Alternative 2 in West Bremerton. The consideration of added lots can occur during the next Comprehensive Plan Update scheduled for 2016. Please contact the Community Development Department regarding the process for Comprehensive Plan Amendments.
Port Orchard and ULID 6 Comments	
Letter 66: Loretta Anderson (LA)	
LA	Support Alternative 1 for Port Orchard UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would have boundaries in the range of Alternatives 1 and 2.
Letter 67: Erika Anderson (EA)	
EA	Support Alternative 1 for Port Orchard UGA: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would have boundaries in the range of Alternatives 1 and 2.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 68: City of Port Orchard (CPO)	
CPO-1	Appreciate the Opportunity to Comment and Effort and Quality of Documents by County and Consultants: The comment is noted and forwarded to County decision-makers. The City's letter is part of the Comprehensive Plan record and this Final SEIS.
CPO-2	Support Alternative 2 for McCormick Woods/ULID 6: The comment is noted and forwarded to County decision-makers. The Preferred Alternative is similar to Alternative 2 for this UGA.
CPO-3	Support Alternative 2 or 3 (No Action) for Port Orchard/South Kitsap UGA to Include Extension of Bethel Avenue to SR 16: The comment is noted and forwarded to County decision-makers. The Preferred Alternative is similar to Alternative 2 in the Bethel Corridor location.
CPO-4	Show Recently Annexed Areas: The comment is noted and forwarded to County decision-makers. The Preferred Alternative shows recently annexed boundaries.
Letter 69: Michael Horner (MH)	
MH	Concerned About the Potential of Reducing Densities. Property is Located on Spring Creek Road: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would remove the property from the Port Orchard UGA.
Letter 70: William Simmons and Peggy Henry (WSPH)	
WSPH-1	Support Alternative 1: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Long Lake "dog leg" area from the UGA.
WSPH-2	UGAs Were Too Large and Accommodated Special Interests: The comment is noted and forwarded to County decision-makers.
WSPH-3	Who Are Stakeholder Groups? See the list of commenters in Section 5.1. See also Chapter 2 for a description of public involvement opportunities. Stakeholders generally include cities, special districts and service providers, community boards and councils, non-profit environmental and property rights groups and others. The County has provided notice of UGA changes to all property owners in the studied UGAs.
WSPH-4	Limited Infrastructure and Presence of Wildlife Habitat at Long Lake and Lake Emelia Areas: The comment is noted and forwarded to County decision-makers. The Preferred Alternative would exclude the Long Lake "dog leg" area from the UGA.
WSPH-5	Recommend Area South of Baker Road and West of Philips Road be Excluded from UGA: The comment is noted and forwarded to County decision-makers. See the Preferred Alternative as described in Chapter 2 of this Final SEIS.
WSPH-6	Reconsider Approved and Proposed Projects: In regards to vested projects and rescinding the approval of vested plats, Washington state law and subsequent case law control project vesting. Currently, plats are vested for 7 years following final approval. In 2014, the vesting time period will revert to 5 years unless extended by the legislature.
WSPH-7	Planning is More Than "Hitting the Numbers": The comment is noted and forwarded to County decision-makers.
Letter 71: James Svensson (JS)	
JS	Question Why Area Located South of Sedgwick Road, North of Bielmeier Road, and between Phillips and Bethel is in UGA. The comment is noted and forwarded to County decision-makers. See the Preferred Alternative as described in Chapter 2 of this Final SEIS.
Letter 72: Frank Tower (FT)	
FT	Keep Land on Baby Doll Road in UGA: The comment is noted and forwarded to County decision-makers. See the Preferred Alternative as described in Chapter 2 of this Final SEIS.

Table 5.2. Responses to Comments (continued)

Comment Number	Response
Letter 73: Jim Way (JW-C)	
JW-C	Include Property in UGA: The comment is noted and forwarded to County decision-makers. With the Remand effort the County is focused on UGA reductions at this time. The consideration of added lots can occur during the next Comprehensive Plan Update scheduled for 2016. Please contact the Community Development Department regarding the process for Comprehensive Plan Amendments.
Letter 74: Leslie Yuenger (LY)	
LY	Support Alternative 2: The comment is noted and forwarded to County decision-makers. The Preferred Alternative is similar to Alternative 2 with some UGA modifications on the northeast and south.

5.3. Public Hearing Testimony

On June 4, 2012, Kitsap County held a public hearing. The following citizens addressed the Board regarding the proposed amendments. Commenters with an asterisk have letters included in Section 5.2 above.

1. Patrick V. Mus*
2. Tex Lewis*
3. Tom Nevins*
4. Elizabeth Wilson
5. Bonnie L. Chrey
6. Jacqui Curtiss*
7. Ron L. Gillespie
8. Carl Halsan*
9. Judith Krigsman*
10. Jan Wood
11. Bill Simmons*
12. Ericka Anderson*
13. Teresa Osinski
14. Mark Schuler*
15. Jodee Strickland*
16. Betsy Cooper*
17. Randy Bergenwald
18. John Taylor

19. Joyce Merkel

20. Ron Ross*

21. Fred Depee

22. Ken Bishop

A video transcript of the hearing is available at the County website at:

<http://bkat.pegcentral.com/player.php?video=936c780b3e853dfe148dbb8bd065cb16>.

5.4. Comment Letters

This section includes the original comment letters received during public review of the Draft SEIS. The letters are marked to correspond to the responses that are provided in Section 5.2.



Kitsap County Comprehensive Plan Update

COMMENT CARD



Kitsap County is interested in the public's opinions and comments regarding the County's UGA Alternatives. These comments, questions and observations will assist Kitsap County in selecting a preferred alternative. To provide input, please comment below and specify which alternative (No Action, Alternative 1 or 2).

General _____ Kingston _____ Silverdale _____ C. Kitsap _____ E. Bremerton _____
W. Bremerton _____ Gorst _____ McCormick _____ S. Kitsap _____ Other _____

Comments: should use correct population numbers,

To be included in an electronic mailing list for future information, please provide contact information below:

Name: _____ Email: _____

June 5, 2012

To Board of Commissioners, Kitsap County, WA,

As we the citizens become aware of the UN, who's member countries are not supportive of America or the majority of its citizen's values, we object to it telling our governments and us how to plan our growth management and our private properties.

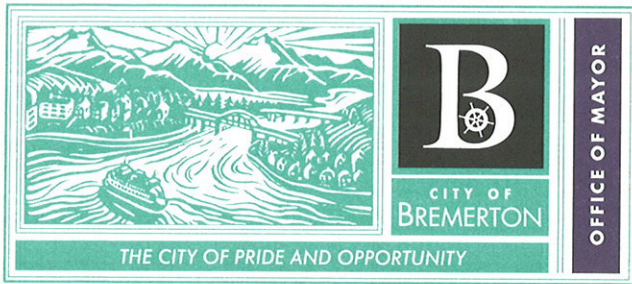
Our state constitution, Article 1, Section 1 states "All political power is inherent in the people and governments derive their just powers from the consent of the governed and are established to protect and maintain individual rights". It does not say governments are established to protect public rights or environmental rights. Government's primary function is to protect INDIVIDUAL rights, including the individual's fundamental right to own property.

The unencumbered rights associated with property are what give property value. Any limit on the full and beneficial use of the property, constitutes a "take" of value. If a property has been zoned giving it ongoing plans for development, it increases the value of that property. Property purchased with that increased value and property owned when that increased value is placed on it is subject to financial decisions based on that increased value. Restrictions or removal of that zoning is a TAKING of value and causes costs and hardships to the owner who has made financial decisions based on that development zoning and increased value. Therefore, major and maximum compensation is appropriate and should be given by the government TAKING that value away from the owner.

Looking at the amount of properties involved in this remand, it is opening up the decision making government to considerable costs for this TAKING. Most citizens during this economic time with housing problems and employment problems will be unhappy with additional expenses placed on them by this government and the members involved, for the cost of this remand. Especially since it is being dictated by members of countries who do not support the best interest of individual citizens of America and their values.

As members of the Board of Commissioners chosen by citizens to protect our individual rights (not public rights), the duty of each one of you is to protect your individual citizens by the rejection of this remand, the appropriate and right decision because of the economic times and the additional costs and economical and other hardships it will place on all the citizens who have elected you to protect them from such costs and hardships.

A Kitsap County Citizen



Mayor Patty Lent

June 6, 2012

Angie Silva
Special Projects Planner/Policy Analyst
614 Division St. MS-4
Port Orchard, WA 98366

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Tel 360-473-5266
Fax 360-473-5883
345 6th Street, Suite 600
Bremerton, WA 98337-1873

RE: Urban Growth Area Hearings Board Remand – Final Alternative Selection

Ms. Silva:

Thank you for the opportunity to provide comments on the preferred alternative for the Urban Growth Area (UGA) Hearings Board Remand. As the Board of Commissioners considers narrowing the preferred alternative, please consider these comments as part of the official public record.

COB-1

In general the City of Bremerton supports the selection of **Alternative 2** for each of our assigned UGA's (**East Bremerton, West Bremerton, and Gorst**) as well as for the Central Kitsap UGA. We believe that this alternative provides for the opportunity for the most logical boundaries and helps to best achieve the population growth targets established in the Countywide Planning Policies.

COB-2

In Alternative 2, the County has designated significant territory within both the West Bremerton and Central Kitsap UGA as "urban restricted." The supports this designation to protect environmentally sensitive areas and to preserve an urban open space greenbelt, as mandated in 36.70A.160 RCW, in the lesser developed areas of East Bremerton, including the Illahee and Central Valley areas. However in these areas, it will be significantly difficult for the City to provide urban services and infrastructure to support growth because the densities and development pattern will not be conducive or financially feasible for the city to provide services.

COB-3

Regarding the Silverdale UGA, the City continues to advocate for the preservation of a non-urban Rural Residential area as a separator in the vicinity of Barker Creek. As the County considers the configuration for the Silverdale and/or Central Kitsap UGA, the City requests that you leave the Barker Creek area out of any UGA. This non-urban designation is the only opportunity to visually and physically differentiate the communities of Bremerton and Silverdale on the east side of Dye's Inlet with an open space greenbelt.

COB-4

Thank you for this opportunity to comment. If you have any questions or require any additional information from the City of Bremerton please contact Andrea Spencer, Director of Community Development, at 360.473.5283.

COB-5

Sincerely,


Patty Lent
Mayor

Jerry Harless
PO Box 8572
Port Orchard, WA 98366
May 23, 2012

Kitsap County
Board of County Commissioners
614 Division Street
Port Orchard, WA 98366
(Hand delivered at public hearing)

RE: Comprehensive Plan Remand—DSEIS Comments

Commissioners:

The Draft Supplemental Environmental Impact Statement (DSEIS) for the remand amendments is a well-organized and for the most part thorough and credible document. There are, however, a three significant issues which the DSEIS does not address.

JH-A-1

Internal Plan Inconsistencies – Land Capacity Analysis

Your legal and planning staffs have interpreted the remand order in such a way as to necessitate revision of all residential UGAs except the Poulsbo UGA. As you know, I disagree with that interpretation. It is not necessary for the DSEIS to address competing legal theories about the remand, but the decision not to evaluate an alternative that revises the Land Capacity Analysis and thus the UGA for Poulsbo introduces an internal inconsistency to the Plan which the SEIS should evaluate.

JH-A-2

In all UGAs except Poulsbo, the DSEIS evaluates alternatives to the Land Capacity Analysis that predict future density at a rate consistent with observed local circumstances (recent development trends and regulations such as “reasonable measures”). The sole exception is the Poulsbo Urban Transition Area, which is not evaluated in the DSEIS at all. Thus under both action alternatives, land capacity in the Poulsbo UGA will be evaluated as though all future

growth will occur at the minimum allowed density. The only rationale for this internal plan inconsistency is the belief that the remand order does not apply to the Poulsbo UGA.

JH-A-2
cont.

The FSEIS should address the impact to GMA compliance of introducing an internal inconsistency into the Land Capacity Analysis in apparent violation of RCW 36.70A.070.

Population Forecasts and UGA Capacity¹

The 2006 Comprehensive Plan was based on a year 2025 population target of 331,571 persons reflecting the medium range forecast for that year issued by OFM (Washington State Office of Financial Management) in 2002 and codified in the Countywide Planning Policies (CPPs) as they were adopted in 2004. The proposed plan amendments on remand and the DSEIS retain this target for 2025 and establish a new base year with the 2010 census to find a remaining 2010-2025 growth target of 80,438 persons, 38,012 or 37,883 of whom will be accommodated in unincorporated UGAs².

JH-A-3

It is this figure of 37,883 to which the DSEIS compares population capacity of the alternatives and finds Alternative 1 to be 14% undersized at 32,704 persons and Alternative 2 to be 3% undersized at 36,934 persons. This analysis is fatally flawed for two reasons.

First, the 2025 population target is no longer 331,571 persons. That figure was moved out five years to 2030 when the CPPs were adopted earlier this year. The CPPs no longer identify a target for 2025 (an issue I raised in testimony before the Board of County Commissioners at the time the CPP amendments were under consideration), so there is no specific 2025 target. If it will take twenty rather than fifteen years for the 37,883 persons to show up in the unincorporated UGAs, that is an average of 632 fewer people per year or a 2010-

¹ See DSEIS at 2-9 through 2-11

² DSEIS Table 2.6-2 on page 2-11 and Table 2.6-5 on page 2-16. I don't know if one or the other figure is a typo, but the difference of 129 persons is not a significant number.

2025 unincorporated UGA target of 34,723 rather than 37,883³. So by averaging annual growth over the longer period, Alternative 1 is only 6% undersized rather than 14%, Alternative 2 is 6% *oversized* rather than 3% undersized. The FSEIS should account for this discrepancy and the Preferred Alternative should be sized accordingly.

JH-A-3
cont.

The second flaw is that the DSEIS fails to take into account or even acknowledge current OFM population forecasts. OFM has issued two additional forecasts since the one upon which the 2006 plan was based. The most recent medium range forecast, issued just this spring, predicts a 2025 population for Kitsap County of 289,265 persons or 38,132 fewer than the Plan target of 331,571. This figure is only 47% of the 80,434 persons represented in the “updated” 2010-2025 target used in the DSEIS to evaluate UGA capacity. In other words, OFM now believes that Kitsap County can expect fewer than half as many new residents between 2010 and 2025 than the DSEIS assumes.

JH-A-4

If OFM’s updated forecast is more accurate than the pre-Census legacy forecast perpetuated in the DSEIS, then the unincorporated UGA portion of that target should be 17,805 (47% of 37,883). Thus Alternative 1 is *oversized* by 84% rather than undersized by 14%. Likewise, Alternative 2 is *oversized* by 107%. Finally, the no action alternative (the 2006 unadjusted UGAs) is oversized by a whopping 279%. In other words, if the most recent medium OFM forecast is substituted for ten-year-old OFM medium forecast used for the 2006 Plan, the two action alternatives contain about double the capacity needed to accommodate growth through 2025.

While the amended plan must be consistent with the CPPs as they exist, the remand order directs the County to consider current local circumstances as well. A 53% reduction in forecast

³ $37,883 / 15 = 2526$. $37,883 / 20 = 1,894$. $2526 - 1894 = 632$. $632 * 5 = 3,160$. $37,883 - 3,150 = 34,723$.

growth is surely a relevant and significant local circumstance. The FSEIS should address this and the preferred alternative should be a UGA sized accordingly.

JH-A-4
cont.

Interim Septic Systems in UGAs

Alternative 2 as described in the DSEIS includes a provision amending Comprehensive Plan policies and KCC Title 17 implementing regulations to permit new residential construction in UGAs served by on-site septic systems, provided that they include “dry sewer” connections and a requirement to connect to a public sanitary sewer system at such time as one becomes available. This is a change from the current policy/regulations which require all new construction to be served by sanitary sewers.

The DSEIS does not evaluate this major policy change for compliance with the GMA or impacts on the built or natural environment. In fact, the DSEIS does not evaluate any impacts related to this proposed policy change, treating it as impact-neutral. This deficiency is a serious oversight that conceals significant impacts which should bear heavily on an ultimate decision regarding this policy amendment.

JH-A-5

Frankly I was surprised to see this policy proposed at all since it is clearly and unambiguously non-compliant with the urban services concurrency requirements of the GMA. Urban services, including sanitary sewers, are required for growth in UGAs and must be “adequate and available” at the time of occupancy. On-site septic systems, even if labeled “interim” obviously do not meet this requirement. This is not a question Kitsap County need expend the resources to defend on appeal to learn how the Growth Management Hearings Board might rule. The Hearings Board has ruled on precisely this question in a Mason County case and found that interim septic systems in the UGA substantially interfere with the goals of the GMA.⁴

⁴ See *ARD/Diehl v Mason County*, WGMHB Case No. 06-2-0005

This proposed policy is not necessitated by or even related to the remand order and will result in an invalid plan.

The DSEIS does not examine the impact of allowing residential development with on-site septic systems on density and related impacts (efficient use of land, ground and surface water quality, etc.). While the proposed amendment would require that minimum zoned density requirements be met, it is inescapable that development with on-site septic systems requires larger lots to accommodate drainfields, thus reducing potential density when compared to sewerered lots which can be much smaller. State and local environmental health regulations also limit the minimum lot area (and thus maximum density) of lots served by on-site septic systems. The DSEIS does not address whether or how such this policy change will impact the ability to achieve the 6 du/acre average density assumption which forms the basis for Alternative 2.

The DSEIS also does not evaluate the impact of this policy on the Capital Facilities Plan. In several UGAs, including Port Orchard/South Kitsap for example, the CFP identifies only two potential funding sources for extension of sewer lines needed to serve the post-2010 UGA population: developer extensions and utility local improvement districts (ULIDs). If a developer has the option to build with septic systems, he/she has no reason to pay for a sewer line extension. Likewise, if the future homeowners have brand-new working septic systems, they are unlikely to vote themselves a new sewer tax in the form of a ULID. Thus, the policy to allow on-site septic systems in the UGA will entirely defeat the CFP and urban services will never be available to the UGA.

These are very important considerations for your eventual decision on this policy proposal, but the DSEIS provides you no comparative information on the impacts of approving a plan amendment with or without this policy change. Given that this policy would defeat

JH-A-5
cont.

implementation of the Comprehensive Plan to accommodate urban growth at density or to provide urban services and is non-compliant with the GMA on its face, the Preferred Alternative for the FSEIS should not include this policy change.

JH-A-5
cont.

I realize that all three of these are difficult issues to resolve in an amended plan. But the SEIS should address their impacts so that you can make a properly informed decision in August.

JH-A-6

Thank you for your consideration.

Jerry Harless

South Kitsap County

Jerry Harless
PO Box 8572
Port Orchard, WA 98366
May 25, 2012

Kitsap County
Board of County Commissioners
614 Division Street
Port Orchard, WA 98366
(Hand delivered at public hearing)

RE: Comprehensive Plan Remand—DSEIS Comment Follow-up

Commissioners:

Please disregard that portion of my May 23, 2012 letter (bottom of page 2 and top of page 3) referring to a shifted population target from 2025 to 2030. As Eric Baker pointed out me yesterday, this proposed change was not actually adopted with the CPP update last November. I was relying upon the copy of the amended CPPs posted on the Department of Community Development website. This turned out to be an out-dated draft. Eric referred me to a more accurate version on the KRCC website. Both, however, are labeled “proposed” and are in strikeout format seven months after the CPP amendment was adopted.

A good deal of confusion and wasted time could be avoided on all our parts if someone could complete and post a clean copy of the CPPs as they were actually enacted.

Thank you.



Jerry Harless

Kitsap Citizens for Responsible Planning

10922 Horizon Lane ESE
Port Orchard, Washington 98367

May 24, 2012

Kitsap County Commissioners
619 Division Street
Port Orchard, Washington 98366

Subject: Compliance with Hearing Board's Remand Order

Dear Commissioners:

Kitsap Citizens for Responsible Planning (KCRP) and the other petitioners in this case have met periodically with staff to stay informed of progress towards compliance with the Remand Order (RO) and to reconcile potential trouble spots. Meetings have been cordial and instructive. From the outset the County planned to raise minimum urban residential density and reduce the size of UGAs. We all recognized the somewhat surreal aspect of managing for a twenty-year planning period when the mandated population growth was hopelessly outdated (probably 40,000 high).

KCRP-
A-1

The County chose to limit the scope of consideration to the specific UGAs cited in the RO. We urged your staff to expand the scope as provided under the GMA when population growth does not meet expectations and to maintain internal consistency. This would enable the widest possible latitude for compliance. The staff remained firm and seemed confident of compliance within the limited scope.

KCRP-
A-2

At our last meeting a week ago, the [staff](#) introduced a new wrinkle that may be a deal breaker. It is described in the **Kitsap County UGA Remand SEIS** May 2012 (at 2-47) which states:

Plan Policies

As a result of UGA and land use designation changes, some Comprehensive Plan amendments would be needed to maintain consistency. . . . Alternative 2 would adjust the policies to clarify interim septic service provision. Alternative 2 would amend the zoning code to remove a prohibition on interim septic service in UGAs and allow for dry sewers with a temporary septic system until the sewer service line is hooked up.

KCRP-
A-3

Implementing Regulations

Development Regulations, such as zoning, implement the Comprehensive Plan. . . . In Alternative 2, the County is considering interim wastewater systems for final plats and proposing amendments to Title 17, Footnote 48, which requires all new subdivisions to hook-up to sewer service.

In practice, it is Footnote 48 that underlies urban residential development at densities towards the mid-range of the required densities. The cost of sewer system installation makes development at lower densities a losing proposition. These higher densities bring many potential benefits, all of which help achieve the Goals of the GMA. These include:

- (1) Urban growth by encouraging more development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl by reducing the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation by encouraging efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing by encouraging the availability of affordable housing to all economic segments of the population of this county, a variety of residential densities and housing types, and preservation of existing housing stock.
- (5) Economic development by encouraging economic opportunity for unemployed and disadvantaged persons.
- (8) Natural resource industries by preserving more rural area for natural resource-based industries, including productive timber, agricultural, and fisheries industries.
- (9) Open space and recreation by retaining more open space that will enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment by protecting the environment to enhance the state's high quality of life, including air and water quality, and the availability of water.
- (12) Public facilities and services by ensuring that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

It is most unlikely that relaxing the requirement to hook-up to sewer service and permitting “temporary” septic systems will foster this level of GMA goal achievement. In our opinion, “temporary” will become the operating life of the septic system. There will be no incentive for a developer or owner to finance a wastewater disposal system if the cheaper septic system is allowed and operational.

Compliance with the RO does not require any change to Footnote 48. With only three months left to comply, there is not enough time for full public participation in a discussion of the merits of this proposal, none of which are immediately apparent. This occasion is neither the right time nor place to cram this contentious change into this amendment of the Comprehensive Plan.

We urge you to save any discussion of Footnote 48 for another day.

Respectfully submitted,

Tom Donnelly

From: [tom and mary ellen donnelly](#)
To: [Robert Gelder](#); [Josh W. Brown](#); [Charlotte Garrido](#)
Cc: [Shelley E. Kneip](#); [Larry Keeton](#); [Eric Baker](#); [Angie Silva](#)
Subject: Comments on proposed Comp Plan Amendments
Date: Tuesday, June 05, 2012 9:27:50 AM

Kitsap Citizens for Responsible Planning
10922 Horizon Lane ESE
Port Orchard, Washington 98367

June 4, 2012

Kitsap County Commissioners
619 Division Street
Port Orchard, Washington 98366

Subject: Proposed Changes to the 2006 Comprehensive Plan Linked to Compliance with Hearing Board's Remand Order

Dear Commissioners:

In its letter dated May 24, 2012, Kitsap Citizens for Responsible Planning (KCRP) advised you of our strenuous objection to amending footnote 48 to the 2006 Comprehensive Plan (CP) to permit the use of septic vice sewer systems in some situations. We have additional comments to other proposed amendments:

KCRP-
B-1

1. KCRP generally supports the sense of Alternative 1. It would raise the basis for calculating residential density land capacity from the minimum towards the recent 5-year trend (from 4 du/ac to 6.5 du/ac in Urban Low (the largest urban zone). This reduces the size of UGAs substantially. When the cumulative effect of all zones is calculated, Alternative 1 does not provide enough area to accommodate the 2006 CP population growth prediction through 2025. This should not be troublesome for two reasons:

- a. The mid-range of the most recent OFM population projection is about 40,000 people less than the 2006 CP.
- b. We can expect the urban density to trend higher during the remaining fifteen years of the planning period than it did in the first five.

KCRP-
B-2

The REMAND ORDER (at pg 63, lines 24-28) states:

“The Board also acknowledges the changes in the regional housing market and local government resources since 2006. While the Board's Order is necessarily based on the 2006 record and the terms of remand from the Court of Appeals, the Board anticipates the Counties Compliance will be taken in light of 2011/2012 local circumstances.”

Therefore, the trending densities for the Land Capacity Analysis may be increased until the 2006 CP population growth prediction is accommodated and explained as the County's initial action in light of the 2012 local circumstance that the expected population growth has shrunk

significantly.

2. The South Kitsap UGA is way too large. KCRP urges you to move the southern boundary north to Beilmeier Road and redesignate the removed area rural. There appear to be two proposed developments in that area that have approved final plats. However, their applications were submitted after the Suquamish II litigation was filed. The developers knew or should have known of their risk.

KCRP-
B-3

3. The trend for land capacity calculations for the Urban Restricted Zone is 5 du/ac in Alternative 1 and 2.5 du/ac in Alternative 2. County code states:

17.325.010 Purpose.

The urban restricted zone is applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated pursuant to the Title 19, or are planned as greenbelts, and are therefore appropriate for lower-density development. These areas may include significant salmon spawning streams, wetlands and/or steep slopes. Actual densities allowed will be determined at the time of land use approval, following a site-specific analysis and review of potential impacts to the on-site or adjacent critical areas.

KCRP-
B-4

Our observation indicates that actual development has occurred at the highest density that can be achieved within the allowable range by using quite small lots on the less critical area. KCRP is concerned that this practice enfeebles the actual environmental protection intended in this zone. We recommend limiting the allowable density to 2.5 du/ac and using this for land capacity calculations.

4. In circumstances over which you had no control, it seems that the HB, in a decision involving the land use density for calculating residential capacity in Poulsbo, linked it to the final densities that the County achieved as a result of the Suquamish II litigation. KCRP recommends that the County redesignate rural any excess land eventually found in Poulsbo.

KCRP-
B-5

Respectfully submitted,

Tom Donnelly



MCCORMICK LAND CO., INCORPORATED

4978 S.W. Lk. Flora Rd., Port Orchard, WA 98367
June 4, 2012

(360) 876-3395 • Fax (360) 876-3511

Kitsap County Board of Commissioners

RE: Shrinking the Urban Area and Expanding the Rural Area

The County is currently considering within this SEIS various proposals to assign a Rural designation to several areas that are currently designated as Urban, thereby expanding the amount of land zoned Rural within the County. Table 2-1 demonstrates that the various alternatives have the same "Rural Area Population Target", meaning that the population expected in the Rural Area under the various alternatives is the same, even though the Rural Area in which the population will locate will be larger than the Rural Area is in the current plan. This is a recognition by the SEIS that there is not a correlation or link between the "holding capacity" of the Rural Area and the population "allocated" to it – i.e., that an increase in the amount of rural land or an increase in the rural zoning density does not mean that more population needs to be allocated \ targeted to the Rural areas.

I point out that this analysis in table 2-1 is inconsistent with County's staff's previous interpretation of the Countywide Planning Policies (CPP's) and Comprehensive Plan. For some time, the staff has not supported any land use action that would increase "holding capacity" in the Rural Area. By "holding capacity", staff means any action that would increase the potential number of residential lots in the Rural Area. This interpretation has been based on a belief that the CPPs establish a maximum growth target \ targeted population for the Rural Area and that any increase in the number of possible rural lots would violate this target. Re-designating areas that are currently Urban as Rural, as anticipated by this SEIS, will obviously increase "rural holding capacity."

However, we believe the staff previous interpretation is wrong and that the current SEIS is correct. As the Growth Management Board has ruled, there are not growth targets in the Rural Area. There is a growth target for the Urban Area and whatever growth is left over occurs in the Rural Area, as shown in Table 2-1 of the SEIS. There is no "rural holding capacity" under the Growth Management Act.

We request the Board of Commissioners to do one of the following in the SEIS:

- 1) Include language that expressly acknowledges that the CPP's do **not** establish a maximum growth target for the Rural Area and that any increase in the rural holding capacity does **not** violate the CPPS and \ or the Comprehensive Plan.
- or
- 2) Include language that expressly acknowledges that the CPP's do establish a maximum growth target for the Rural Area and then show your work demonstrating that the proposed increases within the SEIS to the rural holding capacity do **not** substantially affect the established rural \ urban population balance.

Sincerely,

Doug Skrobut

MCLC-1

MCLC-2

LEGEND			
All Regular Text	Existing Comprehensive Plan Language	Underline and/or Strikeout	Proposed changes required for all Land Use Alternatives
Text Highlighted Yellow	Alternative One	Text Highlighted Green	Alternative Two

Land Use

Policy LU-3 Adopt population growth targets for unincorporated Kitsap County, its UGAs, and its rural area as shown in Table 2-1. The County shall provide policies and regulations designed to meet those targets.

Policy LU-4 Coordinate with the cities and tribal governments, using the KRCC as a forum, to establish updated population forecasts and distributions to reflect RCW 43.62.035 (Determining Population Projections).

Table 2-1. Kitsap County Planning Area Growth Targets

Area	Population Growth Target 2005 2010 -2025	Kitsap County Comprehensive Plan Capacity- No Action	Kitsap County Comprehensive Plan Capacity- Alternative One	Kitsap County Comprehensive Plan Capacity- Alternative Two
Kingston UGA	<u>2,805</u> 2,816	<u>3,657</u> 2,774	<u>2,640</u>	<u>2,844</u>
Poulsbo UGA	<u>3,739</u> 2,378	<u>2,152</u> 2,162	<u>2,152</u>	<u>2,152</u>
Silverdale UGA	<u>7,779</u> 6,988	<u>11,416</u> 6,877	<u>8,424</u>	<u>8,420</u>
Central Kitsap UGA	<u>6,191</u> 7,526	<u>8,207</u> 6,882	<u>7,739</u>	<u>5,901</u>
East Bremerton UGA	<u>3,529</u> 4,905	<u>1,962</u> 4,557	<u>879</u>	<u>1,741</u>
West Bremerton UGA	<u>2,346</u> 4,756	<u>1,730</u> 4,436	<u>1,295</u>	<u>1,872</u>
Gorst UGA	<u>737</u> 6	<u>625</u> 4	<u>105</u>	<u>77</u>
Port Orchard UGA	<u>8,506</u> 8,212	<u>12,466</u> 8,210	<u>7,491</u>	<u>7,987</u>
ULID #6 UGA	<u>6,780</u> 7,553	<u>10,110</u> 7,505	<u>4,131</u>	<u>8,093</u>
SKIA UGA	<u>-129</u> 0	<u>0</u> 0	<u>0</u>	<u>0</u>
Total Unincorporated UGAs	<u>41,622</u> 39,207	<u>41,622</u> 36,444	<u>34,856</u>	<u>39,086</u>
Rural Area	<u>14,782</u> 20,424	<u>14,782</u> 20,424	<u>14,782</u>	<u>14,782</u>
Total Unincorporated County	<u>56,404</u> 59,628	<u>64,392</u> 56,865 ¹	<u>47,486</u>	<u>53,868</u>

¹ Banked population (i.e., population from the target that is not currently accommodated) will be available to allocate through the Countywide Planning Policies (CPPs) and UGA Management Agreement (UGAMA) planning processes. See Policy LU-13 and Policy LU-29.

2.2.2. Land Capacity Analysis

This section provides direction on monitoring growth within the county for planning purposes. The Plan identifies a process for monitoring and evaluating land use and development trends within UGAs and for periodically revising them as appropriate. This process is intended to be consistent with the “Buildable Lands” provisions of the GMA (RCW 36.70A.215). Kitsap

Submitted by Tom Nevins
@ 6-4-12 P.H.

June 4th Testimony – Short version

Tom Nevins

6/4/12

Letter 9: Tom Nevins (TN)

Commissioners – thanks for the opportunity.

1. (**Prefer Alt 1**) Alternative 1 has more than sufficient capacity to accommodate anticipated growth through 2025. The remand is a math problem of UGA reduction: a subtraction problem, not an addition problem. No new Urban Growth Area should be added to the remanded 2006 Comprehensive Plan. Alternative 2 with its additions should be rejected

TN-1

2. (**Grave concern – associated with Alt. 2**) **The NEW CHAPTER-- 17.384 INTERIM ON-SITE SEPTIC SYSTEMS WITHIN URBAN GROWTH AREAS**

A. Set this new chapter aside. In present form, inclusion of this revision to Kitsap County Code Chapter 17 severely jeopardizes acceptability of the remand product and reduces likelihood of annexation of UGAs by associated city.

TN-2

B. Some of the aims of the new chapter could be accomplished with thoughtful consideration of provisions designed to avoid negative externalities.

C. Does this code change conflict with WAC 246-272A?

3. **Moving forward: Property sub-division applications have been filed in areas slated for removal from the 2006 UGA. It would seem beneficial to the remand process to place a moratorium on acceptance of additional sub-division applications in these areas until this process is complete.**

TN-3

4. **Lastly: Please be extra cautious and wary of advice offered by individuals and organizations whose support led a previous panel of commissioners to accept the super-sized UGAs in 2006. If you would like help identifying these individuals and organizations, I am at your service.**

TN-4



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

June 5, 2012

Ms. Angie Silva
Special Projects Planner/Policy Analyst
Kitsap County
614 Division St. MS-4
Port Orchard, Washington 98366

RE: Proposed amendments to the Comprehensive Plan, Capital Facilities Plan, associated Development Regulations and Supplemental Environmental Impact Statement, in response to a CGMHB order regarding expansion of the Urban Growth Areas (case #07-3-0019c).

Dear Ms. Silva:

Thank you for sending Growth Management Services the proposed amendments to Kitsap's comprehensive plan and development regulations that we received on May 08, 2012, and processed with Material ID No. 18047.

We appreciate the significant amount of work that has gone into these documents, including the following:

- We appreciate that county staff recommends returning to a minimum density of 5 dwelling units (dus) per acre based on achieved densities over the last 10 years. The county appears to have considered the criteria in WAC 365-196-300(2) where it discusses consideration of density in three contexts: allowed densities, assumed densities, and achieved density.
- We appreciate that the land capacity analysis appears to follow recognized methodology, and appears to be well documented. Where the analysis has been changed from previous methodologies used, a clear explanation for the basis of the change has been provided. In addition to the trends mentioned in WAC 365-196-325(2)(c), it also considers the factors for urban density in WAC 365-196-300(2) noted above.

We have concerns about the following that you should address before you adopt your plan and development regulation amendments:

- The draft capital facilities plan (CFP) for sewer summarizes all of the treatment facilities and existing sewer providers in the county. With the exception of the Central Kitsap Wastewater Treatment Plant (CKWWTP), the CFP concludes that each of these facilities has sufficient capacity to accommodate growth in the next 20 years. For CKWWTP, the county plans to expand the plant based on the extent

DOC-1

DOC-2

of growth predicted within the existing sewer service area. However, we have not found the numbers that support these conclusions for each service area.

DOC-2
cont.

- Draft CFP Exhibit 83, Sanitary Sewer -- Kitsap County Systems Capital Facilities Projects and Financing 2013-2025 provides a list of all sewer projects and costs through 2025. The county is to be commended for projecting the costs of all of these projects, However, a number of the projects scheduled for the next six years (E.g., Project # 1 – 7) include a list of funding sources - Sewer Revenue, Bonds, LID, Developer Extension, or Federal/State Grants or Loans. This appears to be a list of options for financing, but no specific funding source from the list is identified. RCW 36.70A.070(3)(d) requires “at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes. WAC 365-196-415 (2)(c) recommends that the six-year financing plan identify “sources of public or private funds for which there is reasonable assurance of availability.” We recommend that you clarify the funding source for projects in the six year versus 20 year horizons.

DOC-3

- The county is proposing to allow interim on-site septic systems within UGAs and has submitted proposed plan policies and regulations for implementation. We are concerned that the implementation of this policy may reduce the ability of these areas to ultimately achieve urban densities. We have concerns with this proposal and some comments as follows:
 - It is not clear how the county will be able to allow on-site systems with minimum densities of 5 dus/acre. Typically, a density of 5 dus/acre does not allow lot sizes that would meet minimum standards for approval of on-site septic systems.
 - If too many on-site systems are authorized, it could lock the land in at suburban densities and perpetuate the problem of existing on-site systems within the UGA.
 - Requiring that five of nine systems must fail before sewer hook ups will be required per 17.384.040(C) could create significant public health issues.
 - It would be helpful to have a framework for how the nine lots would be platted.
 - If adopted, we recommend that the code include a provision for monitoring these systems consistent with the reasonable measure in the comprehensive plan that states “Allow for and monitor alternative sanitary sewer service systems in unincorporated UGAs.”

DOC-4

- The draft CFP establishes a level of service (LOS) for a number of capital facilities, such as county maintenance facilities, courtrooms, fire and rescue, the sheriff’s office, and parks and recreation. The plan then states that these facilities will be below the established LOS within the 20-year planning period, but that there is no plan to address these deficiencies. The Growth Management Act (GMA) does not require that the county establish an LOS for these services. However, if they do establish an LOS, the county needs a plan to address any deficiencies. The county does indicate possible LOS adjustments to address these deficiencies. We recommend that the county adopt these adjustments or develop an alternative plan to address projected deficiencies.

DOC-5

We have some suggestions for strengthening your plan and development regulation amendments that we encourage you to consider either in these or future amendments:

- According to the draft CFP, the county is relying on a utility local improvement district (ULID) for a number of sewer projects. The county is to be commended for identifying its strategy for financing. However, it is not clear whether these ULIDs have already been formed, or will have to be formed prior to development. This should be clarified in the plan.

DOC-6

- The draft CFP and SEIS provide an inventory of wastewater facilities in the county. Many of these facilities are operated by the cities. For those facilities operated by the cities, it is not clear whether the inventory only applies to the unincorporated UGA, or includes the incorporated cities' service areas. This should be clarified in the plan. DOC-7
- On pages 120-121 of the draft CFP for transportation, the plan states:

Though the county's goal is to have no LOS deficiencies, it is recognized that not all roadways will meet the standards all the time given the limits of county, state and federal funding and timing of project implementation. Therefore, 15 percent of the lane miles tested for concurrency will be allowed to temporarily exceed LOS standards. This 15 percent allowance shall be applied at both the system wide and project site level. DOC-8

The plan also states on page 122 that "that approximately 3.1 percent of lane-miles of functionally classified roadways in Kitsap County currently exceed LOS standards." The plan notes that this is well below the 15 percent concurrency threshold. We recommend the county clarify whether the 15 percent threshold is part of the adopted LOS or is an acknowledgement of a deficiency. It is also unclear how the 15 percent will be measured and implemented. Clarification of this would be helpful.

- Page 2-14 in the Supplemental Environmental Impact Statement (SEIS) and page 6 of Appendix A to the SEIS indicate that a deduction is taken both in the second step, "Identify Underutilized Lands Unlikely to Redevelop over the next 20 years", and the sixth step, "Account for Unavailable Lands". Per a conversation with County staff, we understand that this is an error, and that the County is only identifying underutilized lands in the second step and is not deducting those lands until the sixth step. The county plans to correct this in the SEIS land capacity analysis. DOC-9

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please call me at 360.725.3044. We extend our continued support to the Kitsap County in achieving the goals of growth management. DOC-10

Sincerely,



Heather Ballash
Senior Planner
Growth Management Services

HB:lw

cc: Eric Baker, Special Projects Manager
Leonard Bauer, AICP, Managing Director, Growth Management Services
David Andersen, AICP, Plan Review and Technical Assistance Manager, Growth Management Services
Ike Nwankwo, Technical and Financial Assistance Manager, Growth Management Services



THE SUQUAMISH TRIBE

P.O. Box 498

Suquamish, Washington 98392

June 6, 2012

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

Re: Kitsap County Remand Draft Documents

The Suquamish Tribe (“Tribe”) has reviewed the Draft Comprehensive Plan and Development Regulations, Draft Capital Facilities Plan, Draft SEIS, Draft UGA Alternative maps and other supporting materials related to the remand and have the following comments. The proposed areas of discussion lie within the Suquamish Tribes (Tribe) “Usual and Accustomed Fishing Area” (U&A).⁹ The Tribe seeks protection of all treaty-reserved natural resources through avoidance of impacts to habitat and natural systems. The Tribe urges Kitsap County to avoid land use decisions that will impact natural resources within the Tribe’s U&A. The Tribe is pleased that the release of the draft UGA boundary revisions in the Draft EIS suggest that the county is now relying on legal and technical expertise to make sound planning decisions rather than succumbing to the political pressures of a small vocal minority, with some exceptions.

TST-1

Footnote 48 (Title 17)

The Tribe does not support the removal of footnote 48 in Title 17 that allows the construction of new “interim” private septic systems within the urban growth area (UGA). We believe that allowing construction of new “interim” septic systems does not comply with Growth Management Act (GMA) requirements (see *Diehl v. Mason County*, WGMHB Case No. 06-2-0005 which found that interim septic systems substantially interfere with the goals of the GMA).

TST-2

We have read comments from others stating that removal of Footnote 48 will preclude the use of new technologies (i.e. MBR facilities) within the urban areas but we believe this is erroneous and incorrect. The Tribe supports the use of new technologies that will potentially eliminate shoreline outfalls that result in harvest closure zones and supports the recharge of groundwater.

Population Forecast

The 2010 census numbers and new 2012 OFM numbers have been released and are significantly lower than the numbers previously used. Please provide some discussion as to how this information was or wasn’t used and why. Although population numbers were not challenged in the remand proceeding, the Growth Management Hearings Board did direct the county to take current local conditions into consideration.

TST-3

Urban Separators

The Tribe supports the use of urban separators (Barker Creek, Chico Creek and Gorst Creek should be included as non-urban areas separating urban areas). This would be consistent with the GMA requirement for open space corridors within and between UGA's (RCW 36.70A.160). Not only does this designation visually and physically define communities but it also protects Tribal Treaty resources. All salmon bearing streams should maintain a higher level of protection. It is also strongly recommended that Kitsap County identify species and habitats of local significance as well as adopt and incorporate the Local Habitat Assessment completed by the Washington State Department of Fish and Wildlife, the Kitsap Peninsula Salmonid Refugia Study and available watershed plans to assist the county in future planning decisions.

TST-4

Urban Growth Areas

As stated in letters previously submitted (the October 20, 2006 letter from the Washington State Department of Community Trade and Economic Development and the letter dated October 20, 2006 submitted by the Suquamish Tribe) there is a concern that the county maintains a primary method of meeting additional population demands by expanding the UGA's. In addition, many of those expansions consist of very large areas of urban low. We strongly suggest that for future population allocations that the county let the land speak and increase UGA densities in areas not encumbered by critical areas so that UGA expansions can be minimized to the extent possible.

Properties within the UGA not constrained by critical areas should be developed at urban densities. During permit review activities we have seen plats consisting of densities that are quite low with no rationale such as environmental constraints or natural hazards. The continued platting of low densities within the urban area without sewer is considered sprawl.

TST-5

We understand the need to reduce densities in areas that may have critical areas or other constraints. The Tribe supports the designation of "Urban Restricted" within UGA's. This will allow for more flexibility and protection for those lands constrained by critical areas. The Tribe does not support the rezoning of Urban Restricted or Rural Protection to more intensive uses (such as Highway Tourist Commercial or Commercial). These areas were zoned urban restricted or rural protection due to the fact that they were constrained over 50% by critical areas such as wetlands, streams or steep slopes. More intensive development should not be considered on these parcels without a more detailed plan of how to avoid, reduce or mitigate potential impacts.

Central Kitsap UGA

The Tribe is more supportive of Alternative 2 with several small revisions. We request the inclusion of a non-urban separator in the vicinity of Barker Creek. In a letter to the county from WDFW dated January 15, 2002 it is stated that Barker Creek supports Puget Sound Chinook, coho, and chum salmon as well as, steelhead and both sea run and resident cutthroat trout. In addition, there are two documented bald eagle nests in the vicinity and have been observed by WDFW staff foraging and perching in the vicinity.

TST-6

Urban separators not only provide community identity but also protect sensitive areas and create open space corridors between Urban Areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators should not be re-designated in the future to other urban uses or higher densities but maintained in perpetuity. The maintenance of these urban separators is a regional as well as a local concern.

The Tribe also supports and recommends removal of the Illahee Greenbelt area from the proposed UGA (area south of Riddell Road).

TST-6
cont.

Silverdale UGA

The Tribe is more supportive of Alternative 2 with two revisions. The Tribe strongly requests the County remove the all of UGA area south and east of Eldorado Hills (draw the line east following the southern boundary of Eldorado Hills). In addition to steep slopes, there is a grouping of small streams. Impacts from urban development to these systems can potentially have impacts on shellfish harvest, juvenile salmon habitat as well as impacts to Chico Bay.

The loss of permeable surfaces to impervious surface will result in loss of riparian integrity, sedimentation and stormwater impacts. Increased urbanization directly within riparian corridors will result in loss of riparian integrity, sedimentation and stormwater impacts. Stormwater runoff is known to increase the frequency and magnitude of peak flows, reduce base flows, as well as increasing erosion, fine sedimentation, bank instability, and channel incision and scour. Numerous studies have demonstrated that development within a watershed is related to degradation of aquatic habitat and impacts salmonid populations. Salmon and trout habitat is significantly degraded once basin-wide impervious surfaces reach a level of about 10%. We must avoid, reduce and minimize critical area impacts to the greatest extent possible. The Tribe, the County, EPA, and others have and continue to invest significant amounts of resources and money to restore sections of Chico Creek. The addition of significant amounts of impervious surfaces associated with high density urban development is in direct conflict with these efforts to restore habitat.

TST-7

Chico Creek and Dyes Inlet are both culturally and economically important to the Suquamish Tribe. The Tribe has been harvesting shellfish on the tidelands in cooperation with landowners for many years. Chico Creek is one of the most productive chum streams in Puget Sound. Chico Creek also supports Puget Sound Chinook, coho, and chum salmon as well as, steelhead and both sea run and resident cutthroat trout. Tribal members have harvested from the stream for many generations.

Aside from opportunities to exercise treaty rights, the area is historically and culturally important to the Tribe. A permanent winter village was located at Erlands Point and included the last great meeting house of the Tribe after Old Man House burned down in the 1870s. Tribal families homesteaded nearby. Ethnographic places, archeological sites, former Indian villages, former Indian homesteads, cemeteries, clam beaches and fishing areas associated with the long occupation of Dyes Inlet remain extremely important to the Tribe.

Kingston UGA

The Tribe is more supportive of Alternative 2 and the proposed areas planned for removal from the UGA with one revision. There are significant wetland complexes with a stream in the northwest corner of the UGA and those urban restricted parcels should also be removed from the proposed UGA in Alternative 2.

TST-8

Port Orchard UGA

Port Orchard UGA boundaries do not seem to follow the GMA requirement of “logical urban boundaries”. “Islands” and “dog legs” of rural land surrounded by urban is not considered an acceptable alternative. There are many issues with the Port Orchard UGA boundary but at this

TST-9

time we recommend removal of the Long Lake “dog leg,” the small area of urban restricted south of the Long Lake “dog leg”, as well as the large parcels east of the county proposed removal area north to Sedgwick. These lands contain large undeveloped lots as well as a significant amount of urban restricted lots containing critical areas.

TST-9
cont.

Poulsbo UGA

The county has made a policy decision to exclude Poulsbo from the remand analysis. There is a lack of supporting data provided. Please provide some discussion and rationale as to why/how this decision was made.

TST-10

The Suquamish Tribe appreciates the opportunity to work with Kitsap County to develop a plan that satisfies your goals, that protects Tribal resources and that may satisfy compliance under the remand proceeding. Thank you for the opportunity to review and comment on this proposal. Please keep us informed of project status and any relevant project related actions. If you have questions regarding these comments please feel free to contact me at 360-394-8447.

TST-11

Sincerely,



Alison O'Sullivan
Biologist, Fisheries Department

**Countywide Urban Growth Area Remand
Kitsap County Commissioners Meeting, June 4, 2012**

Jan Wold
P. O. Box 1340
Poulsbo, WA 98370

I am commenting on the remand of the Kitsap County urban growth areas (UGAs) by the Washington Growth Management Hearing Board, the use of the overly large population allocations for Kitsap County in ratification of Appendix B of the countywide planning policies and the need for Poulsbo’s UGA to be part of the urban growth area remand process.

JW-A-1

First, I want to thank you for your efforts on our behalf for including so many opportunities by the public to be heard regarding this remand process. I also want to thank you for having county staff available to meet with interest groups and share the ongoing process with us.

JW-A-2

This is one of the most heavily impacting decisions that you will make in your tenure as county commissioners. The recent court remand decision ordering correction of the over-sizing of the county UGAs, based on errors other than population in the UGA sizing process, will help shrink the UGAs. Yours and the Kitsap Regional Coordinating Council’s (KRCC) recent decision to support Kitsap County and its cities continuing to have greatly oversized population allocations and the resulting greatly oversized urban growth areas will remain in effect, even after you have finished the remand process. The original KRCC proposal to reduce the annual

JW-A-3

population growth allocation rate by extending the 2025 population growth allocation and distribution pattern over thirty years, from 2000 until 2030, rather than 25 years, would have helped correctly size the UGAs. Unfortunately, it was abandoned.

JW-A-3
cont.

The alternative, or portions of alternatives, you select should keep the critical areas of shorelines, salmon streams and wetlands out of the UGAs. The selected alternative should result in the smallest possible acreage of UGAs. That is the operative philosophy behind Washington's Growth Management Act.

JW-A-4

Sewer pump stations should be avoided. Kitsap County's citizens and the purchasers of homes should neither be forced to bear the \$600,000 per pump station construction cost nor the annual cost of running a pump station, including the high and increasing cost of pumping sewage uphill. My understanding is that these annual costs are in the vicinity of \$30,000 per year, every year. The potential for environmental harm in the event of pump station failure is also great.

JW-A-5

The current locations of sewer lines should NOT drive the location of development, but should take second place to environmental concerns, including maintenance of our agricultural and wildlife habitat areas. Specifically, the earlier Barker Creek decision should be continued with Barker Creek preserved as a rural separator. This good decision should be carried forward. For example, Johnson Creek, running between the City of Poulsbo and the county, should also be maintained as a rural separator. The deleterious impact of development on Liberty Bay due to excessive sedimentation from Johnson Creek and Dogfish Creek can be seen in Exhibit #1. Johnson Creek is documented as rapidly losing its entire coho salmon run (Exhibit #2). We should make similar efforts to preserve salmon streams and connect wildlife corridors, including agricultural and forest land throughout the county.

JW-A-6

Developers can determine where they want to purchase the cheapest property and have the highest profits per unit built. However, the long term cost to Kitsap County citizens is determined by our decisions regarding the UGAs and how compact we make them. The larger the UGAs generally, the larger the cost citizens must bear for sprawled locations of roads, schools, sewers, etc. Sewer systems in urban areas should not be replaced by septic systems.

JW-A-7

We know the population allocations selected by the Kitsap Regional Coordinating Council are the largest factor in setting the size of the UGAs in the county. This population factor is currently set so high that it results in UGAs after the remand that are still at least two times larger than necessary to accommodate the actual county population growth rate. You should consider eliminating some of the factors that make the resulting UGAs even larger, such as increased UGA sizing factors for roads, schools, critical areas and land not available for sale.

JW-A-8

Kitsap County's actual population growth rate over the last decade was only 0.83% per year. However, the countywide growth rate projection selected by you and KRCC, of 1.44% per year, was nearly double the actual growth rate experienced during the last decade of the real estate boom. The population growth rate allocation for Poulsbo's UGA of 6.41% per year is the highest for any city UGA in Kitsap County and is a level EIGHT times that of the actual county population growth rate. It will double the size of Poulsbo's population from 2000 to 2025 as well as double the size of the UGA needed to accommodate it. It took Poulsbo 120 years to reach its year 2000 population, yet the county planning policies that you and the City of Poulsbo have selected will double the population of Poulsbo again in only 25 years!

JW-A-9

Your current population allocations are quite at odds with PSRC's Vision 2040 document, which shows Poulsbo in need of reduced growth rate allocations due to less available

JW-A-10

infrastructure, a polluted bay, no city sewage treatment plant and a shortage of domestic water. It shows that Bremerton and Silverdale have the best infrastructure and should have a greater percentage of the actual growth of Kitsap County. Under the present CPPs, Bremerton is only increasing by a little more than one third and Silverdale by one half over the same 25-year period.

JW-A-10
cont.

If you do not include Poulsbo in the analysis, you will once again be promoting more legal costs and leaving Poulsbo's densities out of synchronization with the rest of Kitsap County. This would provide no real analysis of the Poulsbo's UGAs since 2002, a period of 14 years. The Poulsbo Comprehensive Plan appeal file and the Growth Management Hearing Board's decision in Wold et al. v. City of Poulsbo should be incorporated as part of the record for this decision. When the county has completed the UGA remand analysis, Poulsbo's density analysis will be completely out of synchronization with that used in the rest of the county.

JW-A-11

Your decision is important because it determines the success of the GMA in Kitsap County and its cities. Your decision is even more important for revitalizing the Bremerton area. Success is dependent on the compact, cost effective and environmentally sound growth that the county's citizens are asking you to provide.

JW-A-12

BOCCUGAREMANDHEAR06042012

Adult Coho Salmon Surveys – Suquamish Tribe

The Suquamish Tribe conducts extensive fisheries surveys of Johnson Creek each fall. They began this work in 1998. These surveys document the numbers of live and dead fish, by species, observed on each survey date for both Johnson Creek and its tributary, the Middle Fork of Johnson Creek.

There is heavy predation on returning adult salmon. After spawning, many salmon swim and float downstream to the estuary as they die. Many salmon are not counted if they are carried off, eaten or float into Liberty Bay prior to being tallied.

The table below displays the single survey date per year with the highest number of coho salmon (both dead and alive) for that year. It illustrates the alarming trend of loss of coho salmon from Johnson Creek. Additionally, the flood of 2007 washed out nearly all coho salmon eggs.

Adult Coho Salmon Surveys

<u>Year</u>	North Fork	Middle Fork	<u>Total Coho Adults</u>
	<u>Johnson Creek</u>	<u>Johnson Creek</u>	
1998	58	20	78
1999	34	2	36
2000	75	11	86
2001	108	2	110
2002	53	1	54
2003	34	0	34
2004	20	0	20
2005	4	0	4
2006	24	3	27
2007	16	1	17
2008	0	0	0
2009	12	0	12
2010	0	0	0



From: [Betsy Cooper](#)
To: [Angie Silva](#)
Subject: comments on Kingston Remand
Date: Wednesday, June 06, 2012 9:56:11 PM

To Kitsap County staff and the Board of County Commissioners:

I would like to provide a follow-up to my verbal comments made at the hearing held on June 4, 2012 on the subject of the Remand of UGA sizing for Kitsap County. These comments below are meant to support my verbal testimony for the smallest UGA option (Option 1) to be chosen with a further reduction portion of the Arborwood development that is included.

BC-1

The County staff have done admirable work looking at the aspects of the basic land use and buildable lands assumptions, and the capital facilities issues associated with the individual areas of the Kingston UGA. The assumptions of Dwelling units per acre are key to setting the pace and expectation for development in the UGA. The most recent Sub-area plan however did suffer, especially in Kingston from the assumptions of 4 dwelling unit per acre as a minimum and one other thing, a less than accurate buildable lands analysis of the potential for development on lands in the Urban Core. Unfortunately because of the short timeframe in which this Remand analysis for all the UGAs needed to be done, there was no time to revisit the parcel-by-parcel build out analysis for Kingston so that too contributes to the lower assumptions about how many units can be achieved in the urban core.

BC-2

Also, it appears that the Option 1 analyzed in the EIS, to make it possible to remove other areas from the UGA as part of this review (which I support, see below), continues to retain the largest portion of the Arborwood development in the UGA options. If Arborwood is appealing to developers and home buyers in the future the development will proceed, no matter whether it is in the UGA. If large portions of this proposed development does not happen in the generous 15 years of the Developers Agreement, then the wisdom of that development pattern should be reassessed in any case as part of a subarea plan at that time. I request you consider reducing the areas of Arborwood that should be considered for inclusion in a revised UGA. Those areas should be (as noted in earlier drafts of Option 1) the Phase 1A (divisions 1) Phase 1 B (divisions 18, 19 20,21,22,23, 24, 25) and possibly Phase 2 (divisions 2, 3,4,5, 6, 7 – including the small community park required as mitigation). These areas of the development bracket the 104-acre natural area corridor that would be owned and maintained by the County and was an important selling point for the approval of the Sub-area Steering Committee that recommended its inclusion in the UGA. Development of these three phases would also require the installation of the sewer conveyance sized to allow the eventual hook up to the Kingston Sewage Treatment Plant for the neighborhoods of Taree area which are already built in urban densities. These

BC-3

phases would address a significant amount of the density that the Kingston UGA, provide for varied housing types (single family and townhouses) that would assist in absorbing the committed population for Kingston. The other phases will require significant disturbance of wetlands. 39 individual wetland areas are within the Arborwood site, totaling 26.48 acres of the site. It is also quite possible that the level of development envisioned in the other phases will not be needed in the next 25 years – as noted in the coming OFM revisions of the populations projects. Continuing to include those areas in the UGA perpetuates the over-sizing of the UGAs of the past. Therefore I strongly urge the later phases NOT remain in the UGA.

BC-3
cont.

I also would like to support the proposed removal of the various urban restricted areas from the UGA, for their natural resource sensitivity; because the county has never followed through with preparing the performance standards for developments promised in the first UGA revision that added the UR area on West Kingston Road and Barber Cutoff; and because there are sewer pump stations and conveyance lines planned for these areas that should not be built (and may not be permissible) because of the sensitive riparian nature of these areas.

BC-4

There have also been comments about whether, without retaining most of the Arborwood development in the UGA, that we cannot meet population targets for Kingston. Again I suggest that the balance of population can be addressed by assuming 5 to 6 dwelling units per acre as a minimum in our Urban Low, and a fully accounted buildable lands recalculation for all the developable land in the remaining UGA. New Stormwater retrofits and other work now in progress along with future revisions of parking requirements and group parking development planned by the Port will address the past stumbling blocks that have thwarted downtown development in the past. It is critical that these Remand decisions send a signal that development of reasonably higher densities is being directed to the UGAs. Without that clear signal the County's ability to provide services to the areas of denser development will continue to erode. As of now Kingston gets virtually no services from the Parks department because of budget constraints and unwilling private citizens. This trend will just continue if we persist in allowing our UGAs to be bigger than they need to be.

BC-5

I urge you to choose Option 1 for Kingston and to reduce the size of the Arborwood development remaining in the revised UGA to only the Phases mentioned above.

BC-6

Thank you,

Betsy Cooper

Kingston Resident

From: [Naomi Maasberg](#)
To: [Angie Silva](#)
Cc: [Eric Baker](#)
Subject: KCAC Letter re: Kingston UGA Remand
Date: Wednesday, June 06, 2012 9:54:33 PM

Hello,

The Kingston Citizens Advisory Council met tonight. Fourteen community leader members were in attendance, with another 8-10 citizen guests listening and commenting, as well. One of our significant topics of discussion was the UGA Remand changes proposed in the Comprehensive Plan Update. After a robust discussion, two concerns emerged as the most significant. Please pass these on the County Commissioners and others involved.

NM-1

1. The KCAC strongly supported the Downtown Master Plan that our sub-committee developed. We are concerned that, with a UGA that is too small, the land will not accomodate the population in the densities expected, within the current zoning restrictions. This needs to be considered more closely. For instance, parking issues still need to be addressed as the requirements are limiting the density for development. Also, we do not want to see high density requirements undermining the vision of the Downtown Master Plan, including such things as attractive and functional street scapes.

NM-2

2. We expect that the UGA, as re-configured, should and will protect the natural, environmentally sensitive areas around our community by protecting (out of urban zoning) the larger green belts that are critical habitat. We want them protected and we do not want them to become segmented by small development.

NM-3

Thank you for consideration of our comments and concerns.

Sincerely,

Naomi Maasberg, Co-Chair for the
 Kingston Citizens Advisory Council
 Members:

Betsy Cooper, Co-Chair

Sandy Scott, Kingston Chamber

Ken Hanson, Kingston Kiwanis

Clint Boxman, Kingston Rotary

Dave Wetter, Village Green Foundation

Mary Ann Harris, Kingston Garden Club

Dawn Purser, Pt. Gamble S'Klallam Tribe

Pat Wicklund, Friends of the Library

Steve Heacock, Carpenter Lake & Carpenter Creek Stewardship Group

Rick Jones, North Kitsap Schools

Kari Pelaez, School Parent

Clint Dudley, Kingston Farmers Market

Nancy Langwith, Downtown Kingston Association

Pete DeBoer, Port of Kingston

Dan Martin, Kingston Stakeholders
Walt Elliott, Member at Large
Annie Humiston, Member at Large

From: [Fred Nelson](#)
To: [Eric Baker](#)
Cc: [Robert Gelder](#); [Angie Silva](#)
Subject: Kingston UGA alternatives
Date: Monday, May 14, 2012 9:56:51 AM

Eric,

We are pleased that our 27 acre parcel adjacent to the Kingston Middle School on West Kingston Road is included in alternative 2 of the revised Kingston UGA plan. However, we feel that the parcel should also be included in Alternative 1.

The property fits the description for inclusion into the UGA. It is located within easy walking distance of two major schools; It is close to the downtown business core in Kingston; and the necessary utilities are either at the property or within easy access. That includes Puget Sound Energy's main electric transmission line, PUD's water main, and the Kingston sewer main line.

There are a couple of ponds that were created in 1975 through a federal grant for wildlife habitat and storm water control. The ponds, wetland and park like open space setbacks could allow public trail access and will be a plus for the 27 acre parcel's development.

We hereby request that the 27 acre parcel, (assessor account no. 272702-4-014-2008) be included in both alternative 1 and alternative 2. We appreciate your assistance and consideration of our request.

Fred and Jo Nelson



Suite 2200
1201 Third Avenue
Seattle, WA 98101-3045

Thomas A. Goeltz
206.757.8050 tel
206.757.7700 fax

tomgoeltz@dtw.com

June 5, 2012 [REVISED LETTER TO SUPERSEDE JUNE 4, 2012 LETTER]

Special Projects Planner/Policy Analyst
Kitsap County Board of Commissioners
614 Division Street MS-4
Port Orchard, WA 98366
Attention: Eric Baker and Angie Silva

Re: Kingston Comprehensive Plan UGA Alternatives and DEIS

Board of Commissioners:

This letter is submitted on behalf of Olympic Property Group to comment on the revised Kingston UGA as proposed in the draft *Comprehensive Plan & Development Regulation Amendments* and *the Draft Supplemental EIS*. As explained below, the Arborwood project is fully vested by a recorded Development Agreement and plat for 751 homes and approximately 20,000 square feet of retail space on 360 acres, of which 104 will be dedicated as a Greenway. As such, the full Arborwood project must be included within the Kinston UGA boundaries.

OPG-1

Alternative 1. Alternative 1 seems entirely improper, both for the Kingston UGA and for the County generally. In addition to ignoring the vested status of the entire Arborwood project, the Alternative 1 configuration is not reasonable or realistic since it includes a major portion of the greenway and sensitive areas, which are not developable and hence do not meet the GMA UGA siting criteria. Alternative 1 proposes to delete 127 acres of the 360 vested acres in the Arborwood plat. Of the 233 acres of Arborwood left in Alternative 1, approximately 104 of those acres are the “Greenway” that is to be dedicated to the County for permanent open space. So 65% of Arborwood is either removed or is undevelopable area in Alternative 1. Likewise, the lengthy road that would be required to be constructed through Arborwood to serve so few residents has no pragmatic or practical chance of ever being financially feasible—it simply is not a reasonable alternative UGA configuration for Kingston.

OPG-2

Alternative 1 also appears to be unacceptable on a County-wide basis, and not simply for the Kingston UGA. Table 2.6-5, *Comparison of Growth Targets and Population Capacities*, shows that Alternative 1 has a shortfall of capacity of 165 people for the Kingston UGA, and a total capacity shortage of 5,179 people County-wide.

In sum, Alternative 1 does not accomplish GMA objectives and violates OPG’s vested Arborwood Project by removing 127 acres and with 45% of the retained UGA area being Greenway and hence undevelopable.

Alternative 2. Alternative 2 better recognizes Arborwood’s vested status than Alternative 1, but Alternative 2 still removes approximately 46 acres (or 110 units) from vested Arborwood. OPG requests that Alternative 2 be modified to restore those 46 acres located in the northwest corner. This restoration of 111 units in the northwest corner is required not only by the Arborwood vested status (discussed below), but also since it will help correct the shortfall in capacity to accommodate the required population under Alternative 2. Specifically, Alternative 2 has a shortfall of approximately 949 people, or (minus) -3% percent of the population target. Restoring Arborwood’s northwest corner would add back 111 units, or approximately 278 people, which would bring the shortfall closer to the projected population. That would reduce the shortfall to 1.8 %, rather than 3% and reduce the shortfall to 672 people, rather than 949.

OPG-3

Land Capacity Analysis. OPG believes the County has been conservative in its Land Capacity Analysis (DEIS, Appendix A). For example, the County continues to utilize the 5% vacant and 15% redevelopable market factors. As noted in Appendix A, these remain the lowest market factors utilized by any LCA methodology among the major GMA counties. [Appen. A, p. 8]. Likewise, the County’s 20% right-of-way deduction and 15% public purpose deduction could be even greater based upon the survey of other Western Washington counties. [Appen. A, p. 9 & 19]. Local circumstances for Kitsap County show that public facility deduction in final plats is trending at 22-25%, rather than the 15% currently deducted by the County. Further, the analysis indicates the County could increase the vacant land market factor to 10% or higher and still be well within the range of market factors used in neighboring counties. [Appen. A, p. 19]. For any and all of these reasons, the capacity shortfall of Alternative 2 is likely much more than the (minus) -3%. And this is further reason to include all the vested Arborwood.

OPG-4

Vested Arborwood. The Arborwood Development Agreement was approved by the Board of Commissioners with an effective date of February 8, 2010. The Development Agreement vests the project for 15 years for 751 dwelling units (with a 5 year extension). The Development Agreement was accompanied by a preliminary plat which was approved by the hearing examiner without appeal and consequently ultimately approved by the Board of Commissioners.

Since Arborwood is vested for up to 20 years, the County must include Arborwood in the UGA boundaries. If Arborwood is not fully included, then the formally designated “Kingston UGA” will fail to include all of the actual “urban” growth expected at Kingston. Omitting any part of Arborwood does not mean it will not be developed as urban, and in fact just the opposite is true. If any part of the vested Arborwood project is omitted, that part will nonetheless be developed at urban densities and simply add to the Kingston’s urban density. As a result, the UGA will not accurately reflect the extent of Kingston’s urban development.

OPG-5

As a legal matter, the Growth Management Act directs that each UGA include as the first priority those areas characterized by urban growth, which our Supreme Court has held includes vested urban projects. Specifically, the GMA states:

Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development.... RCW 36.70A.110(3).

“Characterized by urban growth” includes projects which are fully vested at urban densities, such as Arborwood, since urban growth will be located on that land.

The Washington State Supreme Court ruled that vested projects in fact are “already characterized by urban growth” under the GMA. In *Quadrant Corporation v. Central Puget Sound Growth Management Hearings Board, et al.*, 154 Wn.2d 224 (2005), the Court upheld King County’s inclusion of vested plats within the UGA based upon both the definition of “growth” and the legal impact of vesting. The Court rejected any notion that “characterized by urban growth” refers only to the presently built environment. Instead, the Court stated:

[A]n area could still be presently characterized by urban growth regardless of whether that ‘growth’ presently consists only of vested development rights, partially completed subdivisions, or completed urban neighborhoods.” *Id.* at 239 (emphasis added).

OPG-5

Further, the Court held that the County properly considered vested subdivision applications in determining whether an area “already [was] characterized by urban growth.” *Id.* at 241.

In addition to being “characterized by urban growth,” there are adequate services and facilities to serve Arborwood. The following are direct quotes regarding services from the Development Agreement approved and signed by the County and OPG:

- *All development within the Project will be served by public water and sanitary sewer. The County hereby agrees it has adequate capacity to serve and will serve the [Arborwood] Project with sanitary sewer. The parties acknowledge the location of a sewer treatment plant on adjoining property. (§ 2.3)*
- *The certificate of concurrency [traffic] shall have an expiration date that is the expiration of the term of this Agreement. (§ 2.2)*
- *The Development Standards and other provisions of this Agreement satisfy all applicable concurrency and level of service requirements that constitute adequate and sufficient public facilities and services for the Project, unless modified by mutual consent. (§ 4)*
- *As part of the Plat application review, the County issued a Mitigation Determination of Non-Significance. . . . This project-level SEPA compliance is intended to satisfy all*

SEPA requirements for the subsequent build out of the Project through Implementing Approvals. (§ 3.2)

- *The term of this Agreement shall continue for a maximum fifteen (15) years, which term may be extended by one (1) additional five (5) year period [under certain conditions for project completion]. (§ 6.1)*

Consequently, Arborwood is characterized by urban growth as a vested project, and has adequate facilities and services, as acknowledged above by the County in the Development Agreement. These facts put Arborwood into the first tier of UGAs under the GMA.

It would also conflict with the GMA to leave any part of Arborwood out of the UGA based upon the provision of urban services mandated by the Development Agreement to Arborwood. The GMA states:

In general, it is not appropriate that urban government services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development. RCW 36.70A.110(4).

To leave any part of Arborwood out of the UGA creates a conflict with the GMA since the Development Agreement expressly states that the County will serve Arborwood with sanitary sewer (“*The County hereby agrees it has adequate capacity to serve and will serve the project with sanitary sewer.*”).

For the reasons set forth in this letter, the Kingston UGA must include the full vested Arborwood project in accordance with the recorded Development Agreement.

Very truly yours,

Davis Wright Tremaine LLP
Attorneys for Olympic Property Group

By: _____

Thomas A. Goetz

cc: Jon Rose
Elizabeth Wilson

TAG:pm

OPG-5
cont.



STILLWATERS ENVIRONMENTAL EDUCATION CENTER

26059 Barber Cut Off Road
Kingston Washington 98346

Latitude: N47 48.0 Longitude: W122 30.30

June 4, 2012

Angie Silva, Kitsap County
614 Division St. MS4
Pt. Orchard WA 98366

Dear Angie,

We are writing to comment on the proposed remand for the Kingston UGA. We are pleased that the UGA boundaries are being re-considered. We encourage you to continue with your direction of removing the more environmentally sensitive areas from the UGA.

SEEC
-1

When the Kingston UGA was first expanded, we were not in favor of including

- the areas along the shore, South of Appletree Cove (Jefferson Pt. Road area);
- the extensive wetlands of the OPG/Arborwood properties;
- the steep bluffs above North Beach; and
- the wetlands around the schools and Carpenter Lake.

This is an excellent opportunity to remedy a situation. Cities and towns are often built near the water, as we certainly know in Kitsap. Unfortunately, some of the most environmentally critical and sensitive areas are in the same vicinity, near the shores. Our wetlands and shorelines are precious habitat, important both for humans and wildlife communities.

We recommend removing all of the areas above from the Kingston UGA. They are not suitable for development at more than one dwelling per parcel or per 5 acres, if that. Keeping the greenbelt of habitat around Kingston is also a very desirable feature. And there is the chance that Arborwood will not be completed before their permit expires, so we might protect that area a little longer.

SEEC
-2

Another reason to protect the wetlands and shoreline is that Puget Sound is in need of protection. And, of course, what we do to our small stream, wetlands and shorelines are just as critical as what we do to restore the estuary.

The Critical Areas Ordinance and the "Urban Restricted" zoning are good measures to try to protect our critical habitat. But it is not always adequate and certainly not ideal. While we think the development of a property may not hurt neighboring wetlands or forests, it does. Plants and wildlife live in communities and often need larger areas for their survival. If we keep cutting up their habitats into little patches, we lose them. That would be a great loss for the value of our community, as well. People do not choose to live here because they like the houses and businesses; they mostly love the green spaces and small village feel.

Thanks for your hard work on this. I hope we can get it right – for the community, for the GMA, and for the environment.

SEEC
-3

Sincerely,



Naomi W. Maasberg
Administrative Director

on behalf of the Stillwaters Environmental Center Board

From: [Dave Wetter](#)
To: [Eric Baker](#)
Cc: [Scott Diener](#); [Larry Keeton](#); [Angie Silva](#); ["Naomi Maasberg"](#); [Betsy Cooper](#)
Subject: Comprehensive Plan Remand
Date: Monday, May 28, 2012 8:44:10 PM

Eric,

I have concerns and questions regarding the increased densities proposed under Alternative # 1 of the Comprehensive Plan Update for Kingston. In order for any type of development plan to work as intended, the zoning, the parking requirements, the landscape requirements, the height limitations and the market have to all be compatible. In Kingston, particularly in the downtown core, the existing conditions dictate that future development will primarily be infill or redevelopment in nature and on smaller lots with height limitations. Achieving increased density under these conditions is much more difficult than on larger undeveloped tracts.

In 2009 and 2010, I, along with several other Kingston citizens, participated monthly on the DCD master planning project for Downtown Kingston. During that work, we recognized that developing those smaller parcels as per the current comprehensive plan densities would require some relief in either the on-site parking requirements and/or the landscaping percentages or the height limitations. We subsequently recommended some modifications to the parking requirements in the land use table. Those recommendations were postponed until the DCD reevaluates the land use tables later this year or next.

Alternative # 1 proposes significant increases in density, which may not even be possible given the other limitations mentioned above or without some prohibitively expensive underground parking structure, which may not even be effective on smaller sites. And, I seriously doubt that any proposed change in the height limitations would be accepted in our community. If the increased densities proposed in Alternative # 1 are not possible or probable, then the boundaries for this alternative are not realistic.

So, my question is, have any feasibility studies or modeling been done, with constraints similar to Kingston, to determine with any confidence, that the densities proposed in Alternative # 1 are practical? If not, it is premature to consider this as a viable alternative.

Our Kingston Citizens Advisory Council is planning to have further discussion on this topic at our June 6th meeting, so I would appreciate any feedback you could give me prior to that meeting.

Thanks,
Dave Wetter

From: [Paul Neal](#)
To: [Angie Silva](#)
Cc: [Robert Gelder](#); [Charlotte Garrido](#); [Josh W. Brown](#)
Subject: Silverdale Urban Growth Area comments
Date: Tuesday, June 05, 2012 9:39:24 PM

Dear Commissioners,

We are writing to urge you to adopt Alternative 1 (Excluding the Chico area) to the Silverdale Urban Growth Area plan. Our area, South of Newberry Hill Road, has steep slopes, a watershed, and critical areas that are not urban in character. Increased development will only increase runoff into Sinclair Inlet, and Eldorado Blvd cannot sustain any more traffic.

Sincerely,

Paul Neal & Sandra Adams
5220 NW Eldorado Blvd
Bremerton, WA 98312

nealpk@wavecable.com

Angie,

My preference is for alternate 1 with some changes.

- Alternate 1 excludes the area north of SR303 and east of SR3 which is appropriate given the ownership of large parcels by the Peterson Farm and Kitsap County (Silverdale wetlands).
- In the area north of Island Lake, I would prefer to see a change from UL to RR or perhaps UR at the most. The density in the area east of Island Lake, where the need for sewer infrastructure is huge, is alarming.
- Alternate 1 excludes an area east of Apex Airport and north and south of Anderson Hill Road. I think this is appropriate because of the airport's existence and because of road traffic safety issues. Anderson Hill Road is under built and circulation is severely restricted by the railroad overpass and the unguarded railroad crossing at Westgate Road. While Greaves Way does improve traffic circulation, getting through the railroad overpass to access Old Frontier Road and Greaves will always remain an impediment.
- It was alarming that with a UR zoning through a large wetland, the Sterling Estates development of 153 units was allowed. Subsurface water issues were not addressed. It is also disturbing that in such a large development, almost two miles of private roads were allowed. Urban designation to me requires public roads, not an expansive network of internal private roads.
- Alternate 3 which excludes the entire Chico/Eldorado area is appropriate because of a shortfall in the existing sewer line capacity and the extremely challenging terrain west of SR3. Only the houses along Chico Way can be connected. Any connections from new parcels will require a significant increase in the sewer line size. Large parcels of open space encumber the area west of SR3. Newberry Hill Heritage Park (NHHP), Camp Wesley Harris, and the Kitsap Gun Club are nearby. Noise, safety, and encroachment will be frequent topics of concern to any future developments. Infrastructure needs seem to emphasize sewer, but the lack of roads to the south and east down very steep terrain would present significant and costly challenges.
- Four significant parcels are owned by Silverdale Water. One, while a seemingly small five acre parcel, has a dam and an impressive waterfall. It is amazing to see the accumulation and flow of subsurface water on this parcel! The second is a larger 19.85 acre parcel zoned UL adjacent on the west. The third and largest, 39.01 acres, zoned UR, is steep and probably accumulates water that has come underground from the wetlands in NHHP. The fourth is one acre, zoned UR, identified as "water system." Protection of the Silverdale Water system's resources must be a top priority!
- Much of the plateau area east of Eldorado Boulevard and south of Newberry Hill Road is zoned UL. However, it is significantly encumbered by the Bonneville power line.

Respectfully submitted,

-Susan Anderson

From: [Mary Bertrand](#)
To: [Angie Silva](#)
Subject: Barker Creek corridor
Date: Thursday, May 10, 2012 9:11:39 PM

Hi Angie,

So you must be in the midst of heavy duty wrangling and lobbying efforts by the many components that make up Kitsap County.\

I notice that Alt. 1 or 2 changes the status of the Barker Creek corridor. Also I wonder if the downzoning of Illahee (to rural) and the upzoning (urban restricted) of the Barker creek corridor are somehow connected. I realize that the Illahee group has powerful lobbying going on and I suspect things are pretty quiet along the BC corridor, so with no squeaky wheels, changes happen pretty fast.

Nothing stays the same. Anyway, would BC corridor still be a separator so therefore would not become part of either the city of Bremerton or Silverdale?

But in one alt. it looked like Barker Creek would be included in the Silverdale UGA.


Any thoughts of enlightenment for me?

Take care and best wishes for whatever is best for the natural resources of Kitsap County.

maryb

DATE: May 21, 2012

TO: The Board of Kitsap County Commissioners

FROM: Mary Bertrand 

Cc: Eric Baker, Angie Silva, Patrick Mus

RE: Kitsap County Urban Growth Area Sizing and Composition Remand
Draft Supplemental Environmental Impact Statement



Even though I am no longer living in Kitsap County, it does NOT change the fact that the Barker Creek corridor is still a vitally important stream corridor. Since it is specifically targeted in the present Kitsap County Urban Growth area Sizing and Composition remand, I wish to submit the following statement in three categories:

- I. Lest We Forget
- II. In lieu of the reasons in item I, why Alternative 2 must be rejected
- III. In lieu of the reasons in item I and II, why Alternative 1 must be accepted

I. LEST WE FORGET

GMA GOALS

1) Importance of citizen input

During the 2006 Comprehensive Plan process, the Chums of Barker Creek were required to obtain signatures of the property owners who lived within the Barker Creek corridor from Dyes Inlet to Island Lake Park to determine if they wished to be zoned rural. If zoning changes are to be made again or residents would be included in a UGA, then the same residents who signed in 2006 need to be asked in the same manner as was done in the previous Comprehensive plan.

The GMA emphasizes the importance of citizen input. Therefore I would conclude that the Public Involvement (1.3) listing the workshops on a website is not adequate since the Chums of Barker Creek were told by County Staff in 2006 that our statements were not enough to merit our request for zoning, but that the majority of the residents would need to be polled as well.

- 2) The GMA was triggered by voter frustration over the effects of rapidly increasing development (uncontrolled growth) especially in the Puget Sound Area.
"Counties will be most successful if they first establish a clear vision of what is most important to them." (Protecting the Rural Character and Planning for Rural Development –Department of Community, Trade and Economic Development, June 1999, p.50). Is there any documentation from leaders in Kitsap County stating the vision of what is most important for its future citizens? For example, how important is it to preserve the salmon streams in Dyes Inlet which are also the source of thousands of dollars in the fishing industry?
It's not about conforming to the numbers game or the pressure of developers at the price of losing quality of life components such as the loss of valuable water resources, wildlife habitat and even economic advantages.
"Real estate development alone is not considered to be "primary economic development because it recycles money earned elsewhere rather than creates or maintains the local economy, and if not controlled will use up our limited land supply and possibly degrade the qualities that are critical to our lifestyle."
(See attachment: Tim Botkin- "Rezoning can Derail Good Planning")

- 3) There is much emphasis in the GMA about preservation of rural character as well as protection of critical areas such as wetlands, aquifer recharge areas, fish and wildlife. The history of the Barker Creek corridor is the very definition of what the GMA states must be preserved.

1950's –Petition to County Commissioners to preserve trees along Barker Creek Road.

1992-Barker Creek corridor in top tier of properties that should be preserved during the Open Space Levy Movement

1996- Request to downzone Barker Creek corridor to Urban Restricted accepted in Comprehensive Plan

2006-Request to downzone Barker Creek corridor to Rural and in compliance with GMA to designate it as a “separator” between the potential city of Silverdale and the present city of Bremerton. (RCW 37.70A.160) The present request to put this corridor in a Silverdale UGA and designate it as an “Urban Separator” is NOT in compliance with the

definition in the GMA since it technically would NOT be a separator but **rather a clever excuse to include it within the potential city of Silverdale.**

Bremerton v. Kitsap County CPSGMHB 95-3-0039 (Final Decision and Order 10/6/95
“The Central Board added, “The GMA universe consists of three major land uses:

1)Resource lands

2) Urban lands which are WITHIN UGA's.

3) Rural lands which are entirely outside UGAs.”

Within the last twenty years, there have been literally thousands of dollars (which adds up to millions) from private Foundations, as well as County, State and Federal funds utilized for the sole purpose of preserving the natural character, plants and fish and wildlife within this corridor. (Primarily the funds have been for culvert replacements for successful salmon runs and acquisition of lands and Conservation Easements to preserve the ecosystem and riparian zones.) One basis by which monies were provided from the SRFB was Certainty of Success and Benefits to Salmon. Obviously with increased development these two criteria would not apply.

In addition private individuals have placed several acres of Conservation Easements on the properties along this stream corridor.

Follow the money! Individuals, County leaders, State and National agencies have been unified in the importance of the Barker Creek Corridor for its rural character, its natural resources (including important aquifer recharge areas) and to the citizens of Kitsap County.

(I wrote volumes of reasons during the 2006 Comprehensive Plan process regarding the importance of this salmon stream corridor. These statements should all still be on the County records. Please refer to them if necessary.)

II. IN LIEU OF THE REASONS IN ITEM I WHY ALTERNATIVE 2 MUST BE REJECTED

- 1) Citizen Input from the majority of the property owners along the Barker Creek corridor has been disregarded. The same process should be followed to determine if these residents want to change the zoning and also become part of a UGA.
- 2) Urban separator rather than Rural Separator is based on a false premise. With an Urban zoning, it would by definition become part of the Silverdale UGA. URBAN MEANS URBAN!!!! Opponents of the Barker Creek Rural separator have been vehement for years about including this corridor within the Silverdale UGA. This is another attempt to do so!!! These are NOT people who live within this salmon stream corridor, but people with ulterior (not lofty or noble) motives.
- 3) Increase in impervious surface with all its ramifications including storm water runoff, loss of habitat areas, etc. (Kitsap County UGA Remand Draft SEIS 1-6&1-7) This should not be listed in the Draft as a given, but rather a significant factor by which appropriate decisions on how best protect these resources will be made.

It is well documented that the Barker Creek corridor already exceeds the limit for a healthy stream. "Therefore this watershed would necessarily deteriorate. Loss of natural resources is the unavoidable consequence. Loss of salmon is one economic consequence." (See Attachment: Richard Stoll, "County Salmon May Not Recover, CK Reporter, Dec. 4, 1999)

- 4) Consider the motive why "in Central Kitsap, a new area of Urban Low Residential extended north of Waaga Way would abut Rural Residential designated property. This could alter the rural character north of this main roadway." (draft SEIS 1-14)
"It is puzzling why large projects with little apparent value to the economy, like the Ross project off Waaga Way, should even be considered without more advance thought. If it has merit, why hide it behind the politics of this obscure process?"
(See Attachment: Tim Botkin, "Rezoning can Derail Good Planning" article in Bremerton Sun)
- 5) With increased development, the connectivity as a wildlife corridor would be destroyed. Barker Creek has been identified as a wildlife corridor the entire length and thus its importance as a fisheries resource. "Another corridor runs from Dogfish Bay west of Keyport, south to the northeast shore of Dyes Inlet along Barker Creek. The corridor alignment is very "spidery" given the presence of such distinct north/south tributary streams, the importance of Barker Creek to fisheries resources and the large wetland complex present along Waaga Way. This corridor also connects to Port Orchard Inlet to the east in Brownsville, thereby providing an overland movement corridor from Dyes Inlet to Port Orchard." (Kitsap County Greenways Appendix II, Technical Issues Report, Natural Resources 6.2, p.29)
- 6) **IN CONTRADICTION TO THE GOALS OF GMA IT INCREASES SPRAWL!!!!**

II. IN LIEU OF THE REASONS IN ITEM I AND ITEM II WHY ALTERNATIVE 1 MUST BE ACCEPTED

- 1) Barker Creek corridor meets all the criteria in the GMA goals to "maintain and enhance the natural resources based industries such as fishing.
- 2) The water resources within this ecosystem are an important component for the water districts and must be protected by means of forest cover and less impervious surface.
- 3) The GMA emphasized the protection of the rural character. Increasing the zoning would alter this Rural character by the very request to make it an URBAN area. (See Attachment: Definitions of Critical areas and Rural Character)
- 4) In compliance with GMA goals, does not increase sprawl. Rather it reduces the inappropriate conversion of undeveloped land into sprawling, low density development.
- 5) MOST IMPORTANTLY, ALT 1 IS THE MOST PROTECTIVE OF WATER RESOURCES, PLANT AND WILDLIFE HABITAT AND SALMON RUNS.

Rezoning can derail good planning

Most of us are now familiar with the term "economic diversification," or seeking additional private employment in our community. It derives from the concern that we are overly reliant on government jobs. The theory explains that we will achieve a more stable economy, and a broader base of tax-paying businesses to share the burden currently shouldered so heavily by Kitsap residential property owners.

There is a related economic dynamic that is rarely discussed but extremely important to our community. The same lists that show employment figures for the bases, school districts and local governments as the largest in Kitsap ultimately count private businesses. Harrison Hospital usually tops this part of the list, though well below the public sector agencies, most recently followed by Nextel, though most of these jobs are part time and low paying. Then follow mostly larger retail companies, and some additional health-care groups.

The thing about this list is that it focuses on individual employers as opposed to industry types. For that reason, the list does not show what I believe to be the most significant industry

in Kitsap County, the real estate industry. Including all the people employed in sales, construction and development, which information is unfortunately not available on any list I found, one would surely find this industry to be the predominant private employer.

This finding is important for several reasons. It indicates that we live in a dynamic community where land consumption and exchanges are commonly taking place. For two, property development is often touted as "economic development." For three, these interests wield the most significant political power in Kitsap, as affirmed by campaign contributions and lobby activities. For four, it exposes another weakness in our economy due to this essential imbalance.

No, the concern here is not that everybody in the real estate industry is power hungry or lacks conscience. In fact, the opposite is true; more philanthropic and benevolent contributions come from this segment than any other. But a phrase often cited by a former economic development guru is undeniable: "Real estate development is not necessarily economic development." Real estate development alone is not considered to be

"primary" economic development because it recycles money earned elsewhere rather than creates or maintains the local economy, and if not controlled will use up our limited land supply and possibly degrade the qualities that are critical to our lifestyle.

In addition to jobs and more valuable properties, economic development can provide the resources to better our schools, environment and transportation systems. If unplanned, it can cause traffic, pollution and increase costs and lower values. The trick is planning to enhance the good and reduce the bad.

As far as I can tell, economic growth symbolizes prosperity and the American Dream. As a relatively new culture, we mark progress by quantity, through change and newness rather than from history and retention of the past. Our very survival is based on new numbers that show "indicators going up," be they from employment figures, local housing permits issued or Wall Street. Kind of like a shark. If we stand still, we run the risk of dying.

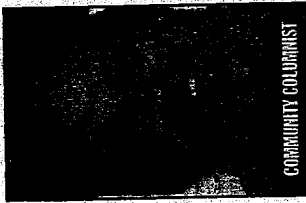
At the same time, we advertise that the most attractive intrinsic element of our community is our "quality of life." This describes our relatively — in comparison to the Seattle side — quiet, low-traffic, green, small and safe community as a place people would want to live. Due to our size and growth potential, these assets are

quite vulnerable to rapid change. The potential for conflict in these values is epitomized in the "rezone" process now under way in the county. Here is perhaps greater potential to derail good planning efforts than in any other part of the system. Applicants jump over planning processes to benefit isolated parcels. The stakes are high, both in terms of profits and potential harm.

It is puzzling why large projects with little apparent value to the economy, like the Ross project off Waaga Way, should even be considered without more advance thought. If it has merit, why hide it behind the politics of this obscure process?

It would behoove any interested resident to look closely at the candidate lands, and help judge their long-term merit. Once built out, will they provide a community benefit? Are they part of a good plan, or are they just a means of making a profit? Given the players, are politics trumping good sense? Should we grant the applicant a windfall, essentially funded by your taxes, because of merit, or should the land value remain as is?

Sometimes the answers to these questions really aren't so tough. Good property and economic development can minimize consumption, retain value and still be profitable. But it should be on the table so it can meet the right tests.



COMMUNITY COLUMNIST

TIM BOTKIN

tblimit@thesummit.com

County salmon might not recover

Unfortunately, I was not able to attend the recent county salmon forums in which ideas for responding to recent endangered salmon listings were put on the table.

Maybe this is a good thing — I might have felt compelled to make unpopular observations.

From what I read in the papers, it appears that land use managers are thinking about stream protection in terms of much more restrictive development setbacks. For example, on Big Beef Creek or the Tahuya River, 100 feet might be a minimal setback with 250 feet a most restrictive setback. The required setback for the small stream that runs through my back yard might be 50 feet or so.

My current unregulated setback is 200 feet, which does not seem to help at all. My stream floods numerous times each year. This is because of imper-

WEST SOUND ANGLER

By RICHARD K. STOLL



vious surface runoff from upstream homes, lawns and roads. Like my stream, all county streams have been impacted to some greater or lesser degree.

In fact, what county stream is not at least part sewer or storm drain, or both? How setbacks might function under the current land use conditions befuddles me. Are we going to remove existing

development from the banks of our streams to meet setback distances?

What is clear to me is that if our small salmon streams are to be restored, their entire watersheds must be managed. Streams are manifestations of the health of the watersheds from which they emanate.

In general, the less dramatic seasonal fluctuations in stream flow, the healthier the watershed that supports the stream. Less dramatic in-stream flow fluctuations makes for generally more suitable spawning adult and rearing juvenile habitat.

Healthy watersheds release water slowly over time. Both flooding and low flows generally are less extreme in undisturbed watersheds.

What gets in the way of healthy watersheds is our concept of private property ownership. Our own pieces of property are for each of us to do with as we wish. Some individuals would have us think that it is un-American to act in any other way.

But when we act out this concept, watersheds necessarily deteriorate. Loss of natural resources is the unavoidable consequence. Loss of salmon is one economic consequence. Repairing the ravage of downstream flooding is another.

But who is kidding who? How many Kitsap County watersheds can be effectively managed for healthy salmon spawning and rearing environments? Barker Creek and Grover's Creek? A few others, maybe?

Certainly not many, and none that have not been so significantly changed as to be mostly unrestorable.

The recent rejection of Initiative 696, the net-ban initiative, and the years of landowners and developers railing against the state Growth Management Act, are both real-time examples of why I make this observation: Folks simply want to have their cake and eat it, too. This is human nature. We simply do not have the socio-political will to save salmon.

Setbacks make for both good salmon press and effective Endangered Species Act consultation. Setbacks are far better than no setbacks in terms of preserving our fast-disappearing natural resources.

But we never should harbor any illusion that minimalistic land-use regulations will get us back to a time when hordes of salmon clogged streams and rivulets as they once did? This simply will not happen.

Richard Stoll is a professional aquatic biologist and fly angler. He can be reached via the Sports Department, Central Kitsap Reporter, 9989 Silverdale Way NW Suite 109, Silverdale 98383, or via the Internet at rkstoll@ix.netcom.com.

Appendix A

Definitions

Critical Areas: "Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. RCW 36.70A.030(5)

Historic property: A historic element of the built environment that may be a district, site, building, structure, or object significant in American history, architecture, engineering, archaeology, and culture. A historic property may be an entire farm such as the Christian Schmidt Farm in Douglas County, a historic agricultural landscape such as Ebey's Landing Historic Reserve in Coupeville, grange halls, grist mills, bridges, trails, or the archaeological remains of a prehistoric Native American village. It may be of value to the nation, the state, or important only to the community in which it is located.

Historic properties do not necessarily follow parcel lines or boundary lines on a map. For example, a historic rural landscape or archaeological site usually crosses boundaries and encompasses several jurisdictions and parcels.

Limited areas of more intense rural development: Limited areas of more intensive rural development is rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether

characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments. See RCW 36.70A.070(5)(d) and discussion under Optional Tools for More Intense Development on page 23 for a more complete definition.

RCW 36.70A.030(15)
Rural character: "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
 - (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
 - (c) That provide visual landscapes that are traditionally found in rural areas and communities;
 - (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
 - (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
 - (f) That generally do not require the extension of urban governmental services; and
 - (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.
- RCW 36.70A.030(14)

RCW 36.70A.172(1)
"Jurisdiction must give special consideration to conservation + protection measures necessary to presence or enhance anadromous fisheries." ⁵¹

From: [Mary Bertrand](#)
To: [Josh W. Brown](#); [Charlotte Garrido](#); [Robert Gelder](#)
Cc: [pdrone@blarg.net](#); [jonn@telebyte.com](#); [swamplantern@gmail.com](#); [krigsman83@msn.com](#); [Angie Silva](#); [Eric Baker](#)
Subject: Rohwein Property along Nels Nelson Road
Date: Saturday, May 26, 2012 7:00:49 AM

To the above:

I am submitting this information for the purpose of making sure that decisions are made on accurate information.

I was reading the comments that have been submitted regarding the Kitsap County Urban Growth Area Sizing and Composition Remand. (Therefore the specific name is public knowledge)

I noted some "misinformation" that has been submitted regarding the Barker Creek Corridor. The specific mention of the property listed above has a history of development issues that have NOTHING to do with the zoning (either Urban Restricted or Rural Residential).

Rather other than the major Critical Areas Ordinance regulations that would deter major development on these lots which are adjacent to Barker Creek, there is a problem with ingress/egress.

I may have the geographical facts incorrect but I believe that this property DOES NOT have access from Nels Nelson Road without going through the private property of the land subdivided by the Jensions (residence on Selbo Road) to their daughters.

Thus the access to their lots would have to be made through Payne Lane off Selbo Road. However I believe that at least one of the property owners in that area did not allow access.

I may not have this information totally accurate and if so, I apologize, but I'm sure that the information can be documented from maps, etc.

Also, the description of "land grab" that is used does not apply to the process by which the Barker Creek corridor was downzoned to rural in 2006.

There was no "aggressive taking of the land, especially by military force, in order to expand territorial holding or broaden power."

(Definition from the American Heritage Dictionary of the English Language)

Alternative 2 has the area of the Barker Creek Corridor from Dyes Inlet to Fairgrounds road zoned to Urban Restricted. It seems contradictory by GMA standards to upzone the major area of Barker Creek which is utilized by salmon runs of Chum and Coho. Is there any proof that adding this area to the Silverdale UGA would be beneficial to the citizens of Kitsap County?

Sincerely,
Mary Bertrand

From: [Mary Bertrand](#)
To: [Eric Baker](#); [Angie Silva](#)
Subject: Rohwein property
Date: Monday, June 04, 2012 8:18:11 PM

Hi Eric and Angie,

Patrick Mus just called and said the Rohweins or Strickland were making public statements about the "turncoat" Chums. Let me give you the facts.

The Chums of Barker Creek have nothing whatsoever to do with their limitations on developing their property.

Zoning is not the issue.

The Critical Areas Ordinance would limit a lot of development since Barker Creek runs through their property.

Road ACCESS is a big issue. They have no access off Nels Nelson Road; The people on Payne Lane off Selbo Road won't give them access.

Jensen's have given them access just a few feet from the back of their house and garage. However they have stipulations regarding the width of the road, not destroying any trees on Jensen's property, etc.

Getting their property in a UGA would not change those above factors. Perhaps someone needs to point that out to them.

Perhaps they think that if the zoning were changed, developers would buy it. Again the above factors would still apply, no matter the zoning.

By the way, the last time that Silverdale wanted to incorporate, I went before the Boundary Review Board and requested that the potential city boundaries would not go any further than Barker Creek Road since the residents on Barker Creek Road did not wish to be in the Silverdale City Limits. Being in a Silverdale UGA would imply eventually being included within the city limits.

I suspect that attitude still applies among the residents on Barker Creek Road.

All the best in the work ahead of you,

Mary B

Letter 25: Ronn Bertrand (RB)



Kitsap County Comprehensive Plan Update COMMENT CARD



Kitsap County is interested in the public's opinions and comments regarding the County's UGA Alternatives. These comments, questions and observations will assist Kitsap County in selecting a preferred alternative. To provide input, please comment below and specify which alternative (No Action, Alternative 1 or 2).

General ___ Kingston ___ Silverdale C. Kitsap ___ E. Bremerton ___
W. Bremerton ___ Gorst ___ McCormick ___ S. Kitsap ___ Other ___

Comments: ALTERNATIVE 1

To be included in an electronic mailing list for future information, please provide contact information below:

Name: Ronn Bertrand Email: _____

From: [Phil Best](#)
To: [Angie Silva](#)
Subject: UGA Boudaries
Date: Wednesday, June 06, 2012 3:53:14 PM

Angie,

Please pass this on to the County Commissioners. Thanks.

Phil Best

Dear Commissioners,

First, thanks to you and county staff for the hard work and discipline to select UGA boundaries that best meet legal requirements and the wishes of the people you represent.

By far the majority of my neighbors in the Chico area along Dyes Inlet concur with me that Alternative 1, which would exclude Chico, is the best choice for the Silverdale UGA, for several reasons:

- (1) We live here by choice to avoid urban density and enjoy the more rural characteristics, as evidenced by the strong reaction in the Chico neighborhood against the urban density of the Chico Beach Cottages development;
- (2) Most of us do not have, and do not need, an urban level of service, and are happy with Kitsap County services now;
- (3) The sewer line currently along Chico Way is a large capacity sewer line to the Brownsville treatment plant that was not intended for local sewer hookups (much like a BPA electrical transmission line carries power through a neighborhood or a limited access freeway carries traffic through a populated area, or sewage is carried from SubBase Bangor to the treatment plant), and we are satisfied with the prior rule that we cannot hook up to the sewer pipeline unless it is the only reasonable viable alternative for sewage treatment for an otherwise buildable pre-existing lot;
- (4) The Health District has worked with the county and homeowners to identify and correct failing on-site sewage systems, so a sewer is not needed to combat pollution at Chico - the biggest health risk from pollution in Dyes Inlet is the periodic failure of sewage pump stations and overflow from the combined sewer and stormwater system of the city of Bremerton;
- (5) Significant nonpoint sources of pollution to Dyes Inlet result from surface water runoff over pervious surfaces, which would only be exacerbated with higher density mandated by a UGA designation – a factor that an Environmental Impact Statement should address.

When listening to the testimony from the speakers at the hearing on June 4, it appeared to me that you may be able to fashion a solution that would also help most of those who spoke for Alternative 2 because they live along Anderson Hill Road and also wanted to be excluded from the Silverdale UGA. In that regard, Alternatives 1 and 2 seem to present a trade-off between Chico Way and Anderson Hill people, as to which will be let out of the UGA.

According to the staff report (Comprehensive Plan Update dated May 15, 2012), "Ultimately, the urban boundaries for each UGA must match their 2025 population targets." The 2010-2025 growth target for the Silverdale UGA is 7,779 with Alternative 1 projecting a population increase of 8,424 (645 over the target) and Alternative 2 projecting a population increase of 8,424 (641 over

target).

With an average density of about 3.2 people per house, you could exclude another 200 homes (640 people) to get very close to the 2025 population target for the Silverdale UGA. Therefore, we could get closer to target by using Alternative 1 (excluding Chico from the UGA) and then redrawing the UGA boundary around the Anderson Hill Road area to exclude those who want out of the UGA there, and also exclude the area south of Newberry Hill road as requested by many who live in that area (leaving Chico Beach Cottages as an unfortunate anomaly and an example of misplaced high density).

The actual recently declining growth rate shows that the targets chosen in 2006 were actually too high. Keeping the UGA boundaries smaller will help government finance the urban levels of service it is required to provide throughout urban areas.

Sincerely,
Phil (and Karen) Best

From: Sandy98312@aol.com
To: [Angie Silva](#)
Subject: Fwd: GET CHICO OUT OF THE UGA
Date: Tuesday, June 05, 2012 11:34:04 AM
Attachments: [NOACTIONALTERNATIVE.pdf](#)
[ALTERNATIVE1-ChicoExcluded.pdf](#)
[ALTERNATIVE2-ChicoIncluded.pdf](#)

From: Sandy98312@aol.com
To: rgelder@co.kitsap.wa.us, cgarrido@co.kitsap.wa.us, jwbrown@co.kitsap.wa.us
Sent: 6/5/2012 11:32:21 A.M. Pacific Daylight Time
Subj: Fwd: GET CHICO OUT OF THE UGA

I live at 6911 Chico Way NW and I am requesting that the area south of Newberry Hill be excluded from the Urban Growth Area. Thank you, Sandra J Byrne, 692-89093

From: pblaw@wavecable.com
To: david.a.washington@navy.mil, ajemel@live.com, bdollinger@wavecable.com, bradbuskirk@gmail.com, jcalnan@wavecable.com, davidalanlloyd@hughes.net, otterbay1@yahoo.com, dwestllm@msn.com, buskirk-weeks@juno.com, GARYD_55@msn.com, ibbecke@gmail.com, jsmiller@wavecable.com, tammenfamily@wavecable.com, jilhauge@me.com, john.gilman@wavecable.com, karisisu@wavecable.com, kgordon@wavecable.com, kenretnavy@yahoo.com, larry.allman@earthlink.net, lmadison427@wavecable.com, mkzabinski@hotmail.com, mekoster55@gmail.com, michael.burns@itron.com, dr.nfrank@gmail.com, ncard@wavecable.com, nealpk@wavecable.com, pandkbest@wavecable.com, rtarper@wavecable.com, kollars@wavecable.com, r_zabinski@msn.com, Sandy98312@aol.com, s.a.ortega@wavecable.com, sybiltmd@gmail.com, vfolen@wavecable.com
Sent: 6/4/2012 9:38:20 P.M. Pacific Daylight Time
Subj: GET CHICO OUT OF THE UGA

Greetings,

This is an important ALERT!

The Kitsap County Board of Commissioners held a hearing today (Monday 6/4/2012) at 5:30 pm to get public comment on which alternatives to choose for 8 Urban Growth Areas (UGA).

In 2006 the county greatly expanded the UGA boundaries for future urban growth, but the court and Growth Management Hearings Board held they were too big and remanded back to the county for a UGA reduction.

Attached are 3 alternative maps of the Chico portion of the Silverdale UGA the county is

considering:

NO ACTION ALTERNATIVE – the UGA expanded in 2006 which includes Chico

ALTERNATIVE 1 – Excluding Chico

ALTERNATIVE 2 – Including Chico

Some speakers at the meeting asked the commissioners to choose Alternate 2 (although because of other areas and not Chico), and we need to counter that!

The commissioners will receive written (including email) comments until Wednesday 6/6/2012 at 4:30 pm.

NOW is the time to tell the commissioners that you want ALTERNATIVE 1 – EXCLUDING CHICO FROM THE SILVERDALE UGA

PS – even if your area is just south of Newberry Hill Road and is included in the proposed Silverdale incorporation area, you can still ask the county to keep the Silverdale UGA small and to even exclude the entire area south of Newberry Hill Road.

Here are the email addresses for our county commissioners:

Rob Gelder (Chair) - rgelder@co.kitsap.wa.us

Charlotte Garrido - cgarrido@co.kitsap.wa.us

Josh Brown (CK) - jwbrown@co.kitsap.wa.us

Thanks for your help. Remember - Democracy is a participatory sport!

Phil & Karen Best

From: [GARY W M DAVIS](#)
To: [Angie Silva](#); [Robert Gelder](#); [Charlotte Garrido](#); [Josh W. Brown](#)
Date: Tuesday, June 05, 2012 9:30:47 AM

Please exclude the entire community of Chico from the UGA.

We moved to Chico Way 30 years ago to be near friends. Now, both of our children and their families purchased homes on our same street. We do not like this divisive action, which cuts us at the north end from the rest of Chico Way, and separates us from our family at the south end. The low density, large plots of land, marine wildlife, water views and old trees define our neighborhood. Also of importance, is the generation of families who choose to locate here to be together. We enjoy being in the county with its more rural atmosphere, and do not want to be part of the new city being planned for Silverdale. Newberry Hill would make a more natural dividing line.

We urge you to protect our Chico community and way of life. You are our voice.

Respectfully, Debbie and Gary Davis
7874 Chico Way NW

From: [John Gilman](#)
To: [Angie Silva](#); [PHIL & KAREN](#); [Robert Gelder](#); [Charlotte Garrido](#); [Josh W. Brown](#)
Subject: Silverdale UGA
Date: Tuesday, June 05, 2012 5:54:23 PM

Dear MS Silva,

I am reside at 5448 NW Eldorado Blvd. I want to state my strong preference for Alternative 1 for the revised Silverdale UGA Boundary. That alternative would exclude my neighborhood from the UGA. I do not want to be included in the UGA and believe the majority of my neighbors agree with me on this point.

Sincerely,

John L. Gilman

From: [Eric Baker](#)
To: [Angie Silva](#)
Subject: FW: UGA remand public comment
Date: Thursday, June 07, 2012 9:15:11 AM
Attachments: [Survey road vacation.pdf](#)

From: Marcus Hoffman [mailto:mhoffman@reidrealestate.com]
Sent: Tuesday, June 05, 2012 10:17 AM
To: Eric Baker
Subject: UGA remand public comment

Eric Baker,

Please get this to the County Commissioners in the public comments regarding the UGA remand.

My name is Marcus Hoffman and I live at 7401 Chico Way NW. The south west area of the Silverdale UGA currently extends along Chico Way which has both public sewer and water utilities. Both the 2005 and 2006 UGA has my property inside the boundary. When I purchased my house the septic system was failing and I paid over \$25,000 to hook up to the KC sewer with the intention in the future of adding a studio apartment, home office or ADU above my garage. The current boundary line for the future City of Silverdale is three properties to the north. Kearney Road was the old dividing line between CK Fire & Rescue and Chico Fire Districts before they joined districts and is a natural line most people will acknowledge as a logical boundary. Please keep the northern portion of Chico Way inside the UGA at least to Kearney Road.

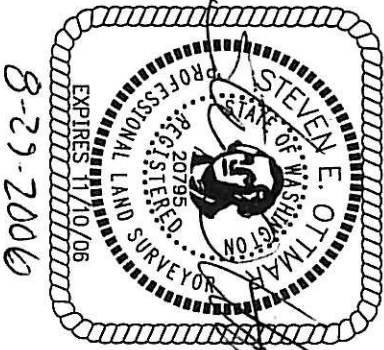
I will be requesting that the BRB meeting Wednesday the 6th of June to include the same area also.

Marcus

Marcus Hoffman

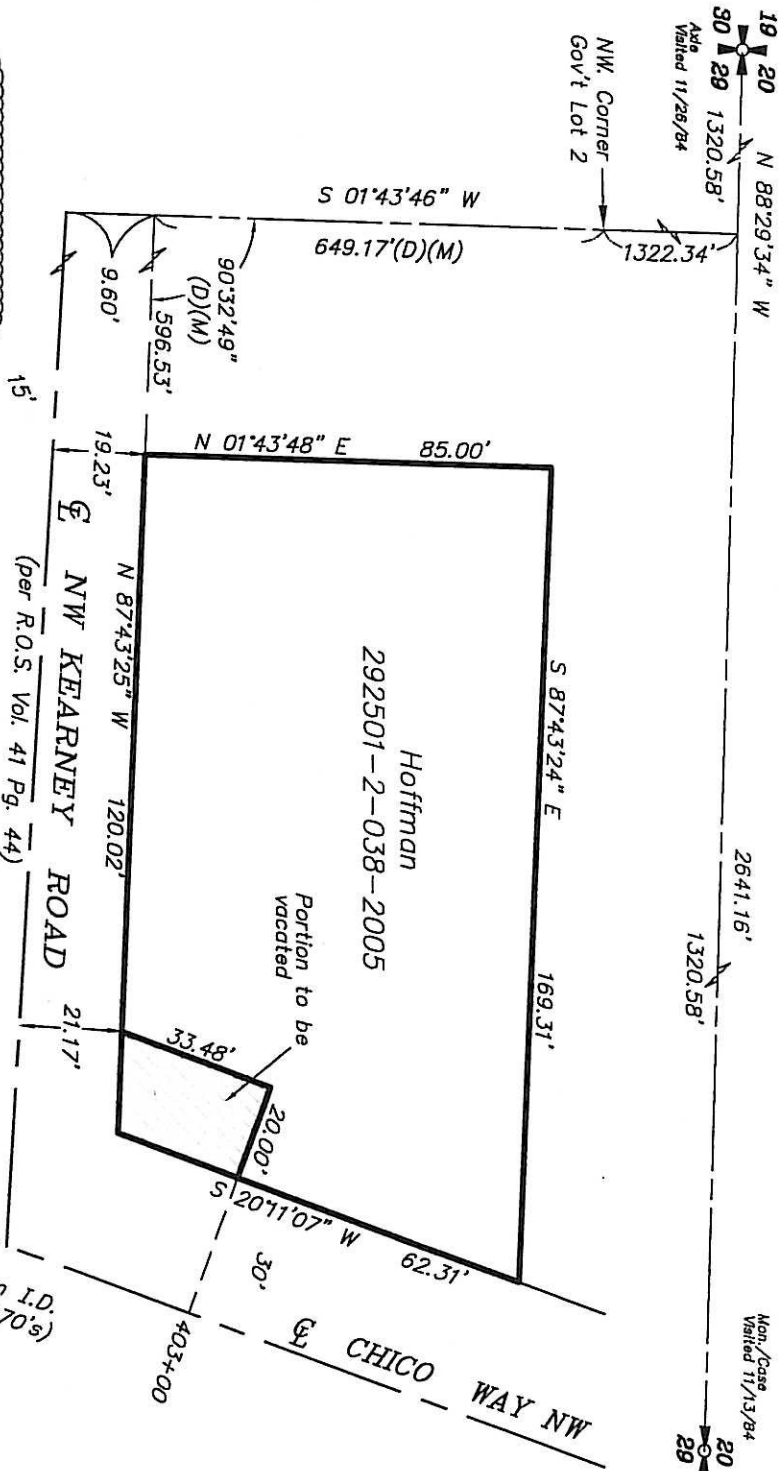


Realtor, Reid Real Estate, Silverdale, WA
(360) 308-2233 w, (360) 271-0023 c
mhoffman@reidrealestate.com
www.reidrealestate.com



Note:
 Road stationing for Chico Way NW is based on the plan and profile map for Access Road Primary State Highway No. 21, Kitsap Lake to Keyport, Dated November 12, 1941. The alignment for the right of way is calculated base on McGinnis rebar and Magnesium cps set in the 1970's.

(Based upon rebars with Aluminium I.D. caps set by R.M. McGinnis circa 1970's)



AES
 CONSULTANTS INC
 P.O. BOX 930 • SILVERDALE, WA. 98383 • (360)692-6400

EXHIBIT MAP
 for ROAD VACATION
 MARCUS HOFFMAN

DWN BY: G.M.C.	CHK. BY: S.E.O.
DATE: 08/30/06	JOB No. 4458



MENTOR COMPANY

9330 SILVERDALE WAY NW. #201
SILVERDALE, WA 98383

(360) 692-3079
Fax (360) 692-3095

June 4, 2012

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

RE: 2012 UGA Update – Silverdale Planning Area

Dear Kitsap County Commissioners:

We have been involved in the entire UGA planning process and have spent substantial resources re-analyzing our development plans at each UGA boundary adjustment. We own the properties identified on the enclosed map and urge the Commissioners to keep them in the UGA – as shown on Alternative Two.

Our preliminary analysis of available urban services align with this boundary. Specifically, water is available through Silverdale Water District and sewer appears feasible in today's market with a forced main and pump station.

We continue to plan to develop this property so it will be a long term asset for Kitsap County. While the UGA remand and today's housing market have delayed our development plans, it has not changed our goals or intent to develop this property.

Thank you for considering this request.

Sincerely,

Jennifer Mentor Mills

Date: 06/06/2012
To: Kitsap County Board of Commissioners
From: Patrick Mus, Chums of Barker Creek
Cc: Angie Silva, Etic Barker
RE: Kitsap County Urban Growth Area Sizing and Composition Remand.

This letter is a follow-up to my statements given at the Board of County Commissioners Public Hearing on the 4th of June 2012.

As I stated before that the Barker Creek Watershed as it has been delineated out as an Urban Separator and thus far has not been included in any Urban Growth Area (UGA) should remain as such. I believe this is an imperative to sustaining the health of the stream as well as the fish stocks that rely on the habitat it provides. This corridor not only is a habitat for the salmon that run its course from Island Lake to Dyes Inlet but also for all of the associated flora and fauna that keeps this important habitat viable.

I also understand that many of the folks in this area have differing thoughts on land use and what it means to them to be able to use the land that they purchased with the idea of (1) protecting the stream, (2) having a say on how they interact with others in the community and (3) the reasonable expectation of being able to do to their land within the confines of the local land-use regulations. However I also understand the struggles of viewing the Landscape as an integral part of society, not only as a commodity but something to respect and to value for what it is, not only to humans but to the rest of it inhabitants that can't speak at meetings or "own" the rights to their space.

The amount of monies and effort that have gone into maintaining and improving the habitat has been outstanding, then to see it being threatened by increasing the load pollutants from known sources as well as unknown sources will have a profound effect on the Stream as well as Dyes Inlet. All you have to do is go look at Dogfish Creek and Liberty Bay in Poulsbo to see the outcome.

As well as the reasons above and the letter you received from Mary Bertrand, Alternative 1 must be accepted as the way forward.

Thank You for your hard work.

Patrick V. Mus

From: [john nantz](#)
To: [Angie Silva](#)
Subject: Kitsap Comprehensive Plan UGA Remand comments
Date: Wednesday, June 06, 2012 3:18:16 PM

Kitsap County Comprehensive Plan Update Remand comments

Dear Ms Silva,

While I could not attend the recent June 4 public hearing with regard to the Kitsap County UGA there are some comments I would like to pass along.

As a Kitsap citizen with no financial interest in the outcome of what is finally decided, except that a decision that protects the environment and creates a low-cost livable communities "will be the tide that will raise all boats."

1. Livable Communities: These are urban areas with shopping, public facilities and transportation close by. It is a given that energy cost in the future will rise as fossil fuels are by definition being used up and other sources such as wind or solar are limited. Because the current style of energy intensive development with its stand-alone housing and dependency on cars for travel is unsustainable there needs to be a different approach. Unfortunately, by the time planners and decision makers realize people can't afford the current way of doing business it will be too late.

The homes and businesses of today lose a lot of energy through the walls. Virtually nowhere in Kitsap county can a person live and go shopping or to work without a car. The energy consumed by water, sewer, and even electrical systems costs the consumer dearly due to the long distances that must be traveled. Public transportation via Kitsap Transit within the urban areas is so bad it is almost non-existent. Energy consumption and cost takes away from a family's disposable income. If you don't believe this just look at your monthly utility bills.

JN-1

What is the solution? Higher density. For comparison the yardstick I use is Vienna, Austria. This is a western city that is ranked at or near the top as being the most livable. As we used to say where I worked: "Steal the good ideas." Vienna is an old city-state, old as in over 1,000 years old, with streets that were laid out centuries ago, and yet it is ranked as the most livable city in the western world. Why? Partially because public transit is good (5 to 8 minute headways) and it's cheap, but it didn't get that way on its own. It took density and efficient rolling stock. The household monthly utility bills are less because there are common walls. Zoning doesn't separate residential, commercial, office, and service sectors; consequently, one can easily walk to these locations. By the way, Vienna is the only large city in Europe that doesn't run its public transit with tax subsidies.

Higher density needs to be Kitsap's plan for the future or we won't be able to afford it.

[my neighbor just yesterday put her house on the market because she can't afford to live in it anymore.]

2. Environment

There is a lot said about how each new development project is environmentally "non significant." But if this is true, then why is it that over the years the fish counts in Kitsap streams plummeted? If all these projects were "non significant" then the fish counts shouldn't have changed, right? So what's the problem? I would proffer that it is "a death by a thousand cuts." For example, one stream in Liberty Bay had well over 100 Coho counted a decade ago but then Poulsbo approved the non-significant shopping center and subsequently the Coho count declined each year until the most recent Coho count was zero. Oh, and one more thing, there was a culvert that fed into the stream's watershed. Could there have been a connection there? What went wrong? For starters, probably poor planning. For another, bad decision making. Now what happens, nothing? That is why I'm writing this letter. Hopefully the decision makers will rectify their bad decision making.

JN-2

3. Barker Creek and its Watershed

JN-3

Barker Creek has had stewards who have tried to protect this watershed from the disasters that have affected so many other watersheds in Kitsap County. There has been millions invested in acquiring land to protect it from development. Volunteers have spent numerous hours trying to protect this watershed. Fortunately, the money and work by everybody has finally started to pay off but that doesn't mean it is over. There is still damage from slides and downcutting such as can be seen from Tracyton Blvd caused by runoff from development at the Kitsap County Fairgrounds. This is easily visible as century old tall and straight trees have recently slid down the hill. The Parks Department commissioned an "unbiased" consultant to indicate their development was not the cause of the problem. With friends like the Parks Department who needs enemies?

JN-3
cont.

4. Existing Utilities

At a recent talk by a County spokesperson it was said that new development should have sewer connections and the priority should be where there are existing sewer lines.

Some individuals have eyed the Barker Creek watershed for increased development. There has already been a significant amount of development approved by the County which has resulted in over an 80 percent impervious surface over the years. Additionally, forest has been converted into fields that has an impact on the watershed. The combination of development and deforestation has had a cumulative negative impact on the eco system but additional development will accelerate the impact.

Another thing that was mentioned was there is a main sewer line that goes from Silverdale to the treatment plant near Keyport which dumps treated sewage into Port Orchard Channel. While the plant apparently does a good job of treating the sewage it is noted that on some days there is a lot of red tide in Liberty Bay I have noticed it seems to have got a lot worse in recent years. It would be good to know what is causing this increase.

JN-4

What really raised a red flag was the statement that the Planning Department will propose new development where there is access to a sewer line, including in the Barker Creek Watershed. In general, this would be a positive planning idea; however, in the Barker Creek Watershed it is not conducive to ecosystem protection. It is not my desire to educate decision makers about the negative consequences that additional development will have here, but only to point out that it will have a very negative impact.

5. Sewers aren't all good.

Within Puget Sound there are numerous cases where sewer lines have failed and have caused, *ahem*, "spills". Yes, dirty, stinky, polluting spills. And it isn't just in Puget Sound, it has also happened in Kitsap County. Kitsap is guilty too. What will happen when the 8.0, 8.5, or 9.0 earthquake hits? Will the "approved" sewer systems hold up? Are there provisions for storage of sewage in the event of such a failure? Or will the decision makers throw their hands up in the air and say "We can't deal with it." Well, you can and you must. It can be done and it must be done. Our streams and Puget Sound should not become an open sewer because some appointed or elected official claimed they couldn't, or won't, deal with it.

JN-5

Summary

What people want is a nice affordable place to live and we don't want to see the environment ruined to do it.

If you can't do it then I propose the development planned for Kitsap County be outsourced to Detroit, Michigan. There are lots of vacant houses and buildings there that the owners would love to see occupied.

JN-6

If you can't protect our eco system there will be nothing to live for.

Sincerely,

John Nantz
Poulsbo, WA
Member: Chums of Barker Creek

From: [Eric Baker](#)
To: [Angie Silva](#)
Subject: FW: Solimar Property (existing 10 lots)
Date: Monday, June 04, 2012 12:08:57 PM
Attachments: [image002.png](#)
[image004.png](#)
[15277-M-EXH-UGA_map-2012-02-15.pdf](#)
[15277-M-EXH-Assessor"s_Map-2010-03-08.pdf](#)
[15277-D-APVD-BLA-200508110291.pdf](#)
Importance: High

From: Wayne Potter [mailto:wpotter@novastardev.com]
Sent: Wednesday, April 25, 2012 1:50 PM
To: Eric Baker
Cc: Tom Barghausen; Randy Weber; Sandy Bailey
Subject: Solimar Property (existing 10 lots)
Importance: High

Dear Mr. Eric Baker,

I represent Washington Federal who is the owner of 10 existing legal lots known as the "Solimar Property" (see attached assessor map; property highlighted). This property was obtained by Washington Federal as part of a foreclosure action.

The prior owner, Chaffey Homes, processed approvals with Kitsap County Development Services, Kitsap County Wastewater, and PUD for the construction of access and utilities to serve these existing (but undeveloped) lots that were reconfigured by a Boundary Line Adjustment in 2005 (copy of BLA attached). As of today, we have successfully transferred the ownership of the approved plans to Washington Federal.

This property is located in the Silverdale Urban Growth Area and has a designation of Urban Residential (1-5 Du/Ac; see attached UGA plan). It is my understanding that the County is in the process of potentially revising the UGA Map and 4 alternatives are being reviewed. Of the four alternatives, the Solimar Property is being removed from the UGA area for the Silverdale area. **We are formally requesting that this property remain in the UGA since this project consists of existing lots that will be served by public sanitary sewer.**

With that said, can you explain to me the impact to this property if it is removed from the UGA, but has approved construction plans that include public sewer? If you are not the correct contact person regarding the UGA, would you please forward my e-mail to the correct individual? Thank you.

Respectfully,

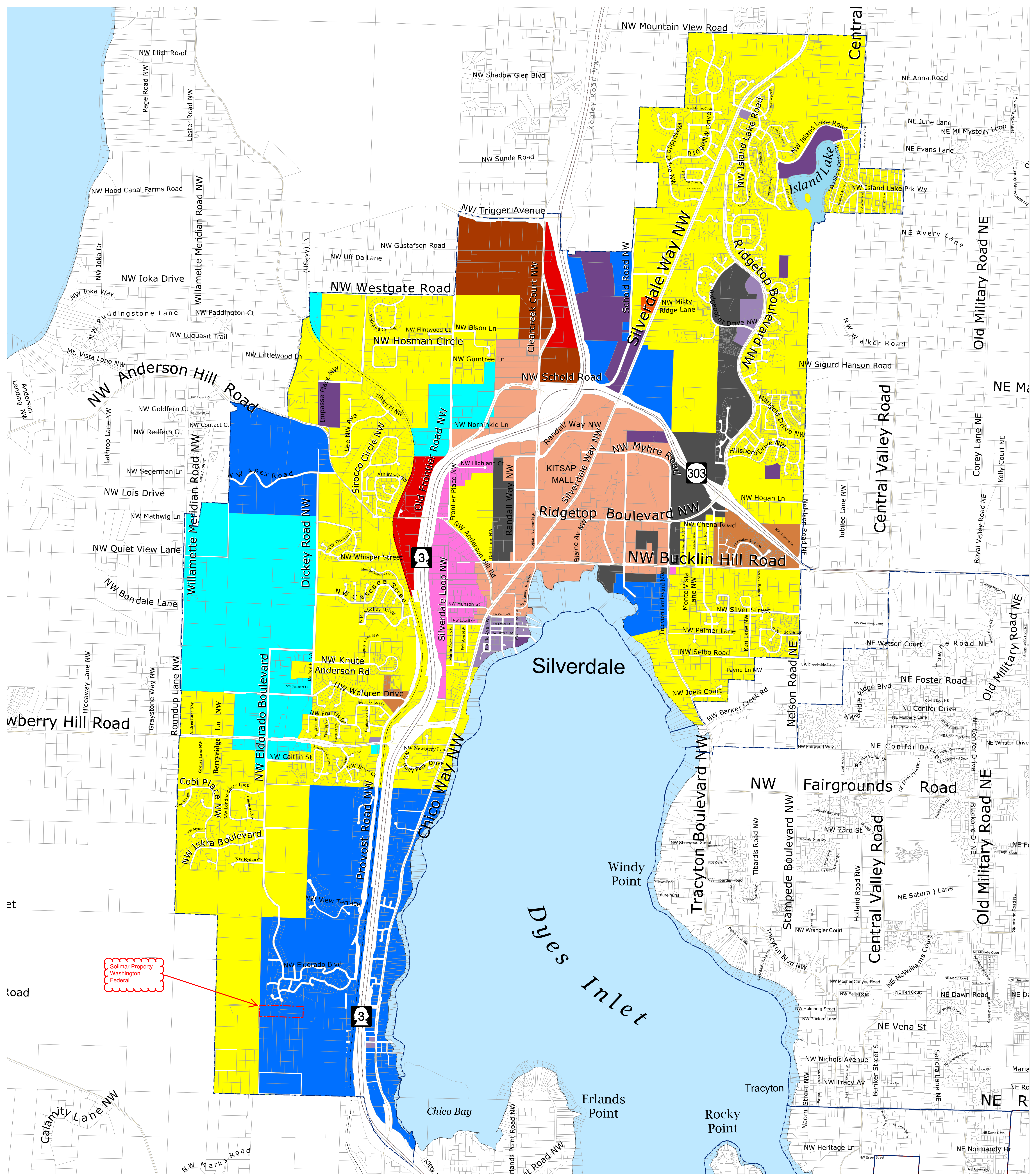


G. Wayne Potter | Vice President | **Novastar Development, Inc.**

18215 72nd Ave. South, Kent, Washington 98032

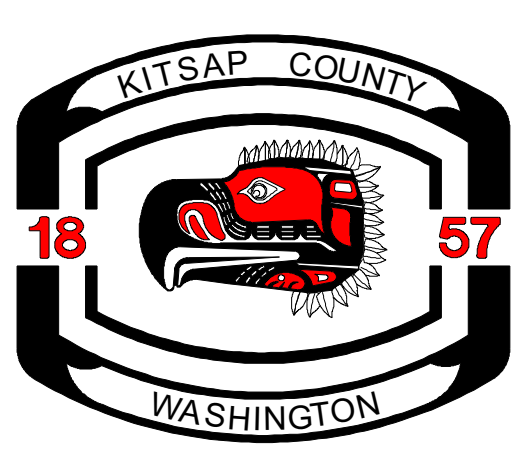
(425) 656 - 7435 Direct | (206) 255-7106 Cell





- Urban Growth Area Boundary
- Incorporated City Boundary
- Business Center
- Industrial
- Highway/Tourist Commercial (10-30 DU/Ac)
- Neighborhood Commercial (10-30 DU/Ac)
- Mixed Use (10-30 DU/Ac)
- Regional Commercial (10-30 DU/Ac)
- Urban Restricted (1-5 DU/Ac)
- Urban Low Residential (4-9 DU/Ac)
- Urban Medium Residential (10-18 DU/Ac)
- Urban High Residential (19-30 DU/Ac)
- Park (Kitsap County)
- Lake
- Salt Water
- Tax Parcels
- State Highway
- Major Road
- Collector / Arterial
- Railroad Line

Silverdale Urban Growth Area

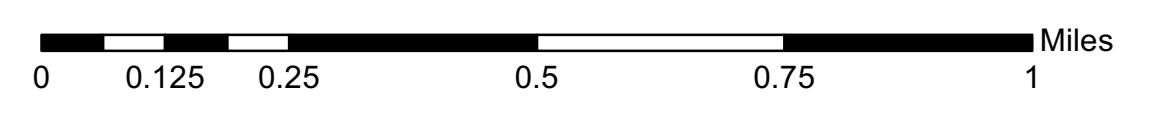
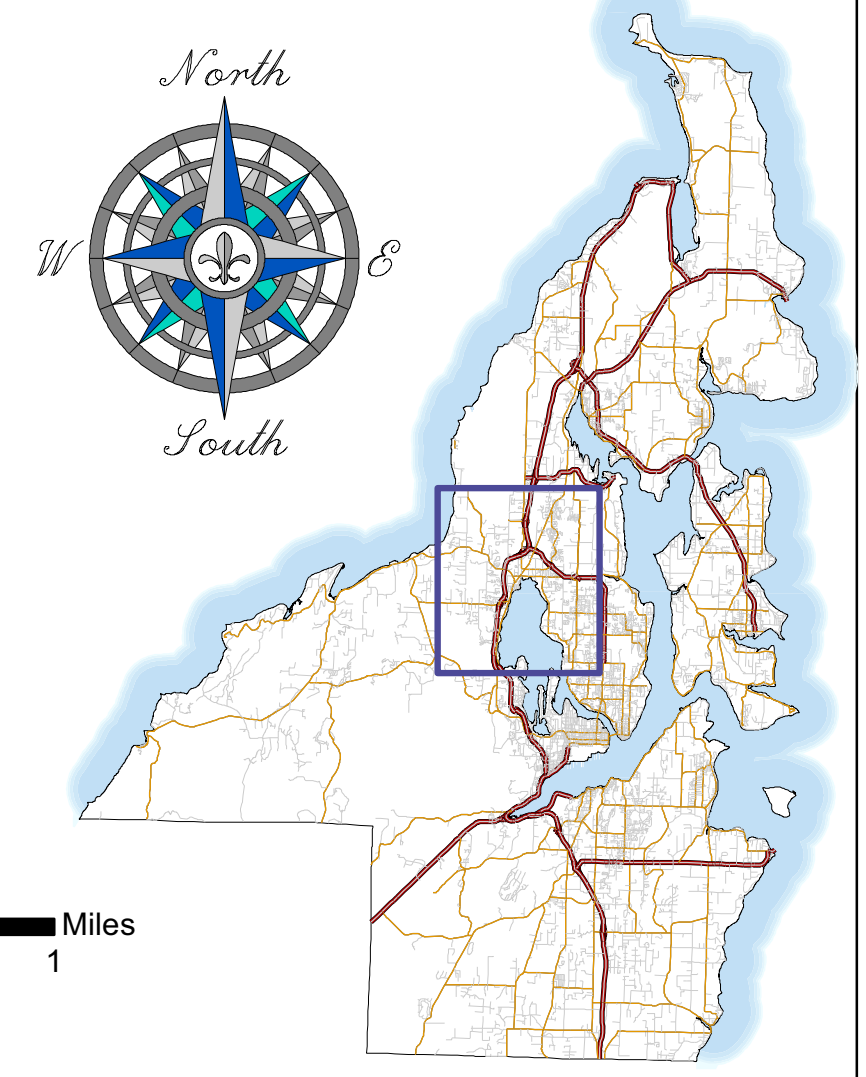


Kitsap County, Washington

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

DRAFT
Map Date: October, 2011





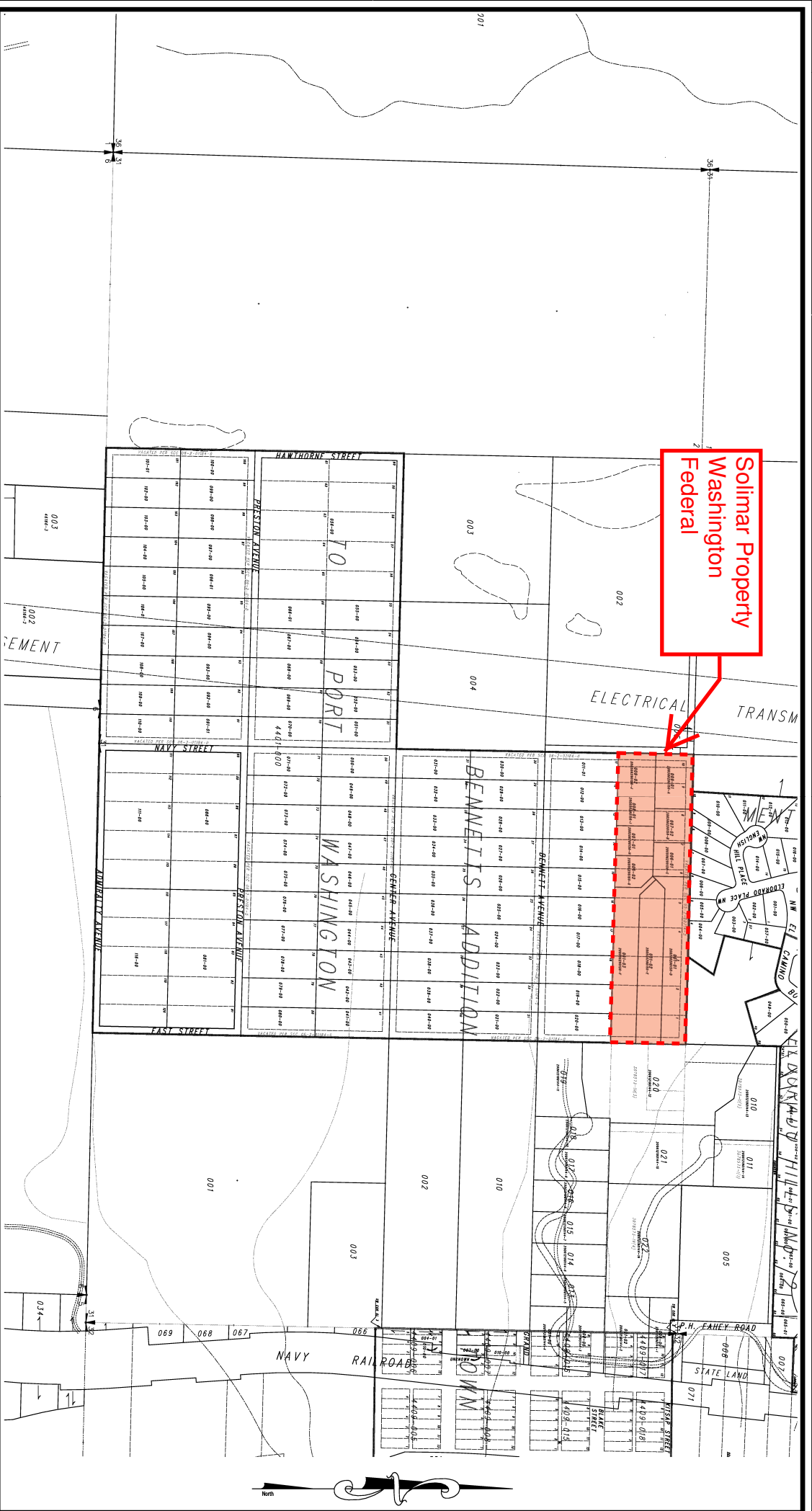
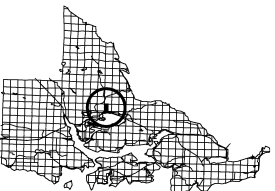
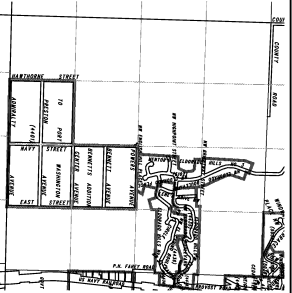
LEGEND	
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100 - 1	UNIMPROVED LOTS

This map was compiled for the Kitsap County Assessor as a record of existing land use. It is not a survey map.

**South 1/2
Section 31-25-1E**

Scale: 1 = 200'
March 08, 2010

Map Number **L31S**



Return Address:

MAP, Ltd.

P.O. Box 720

Silverdale, WA 98383



PARAGON DEVEL CO

BLA

\$29.00

200506290156

Page: 1 of 11

06/29/2005 12:51P

Kitsap Co, WA

EXCISE TAX EXEMPT JUN 29 2005

Property Taxes are paid thru: 12-05

E.W

DECLARATION OF BOUNDARY LINE ADJUSTMENT

THIS IS A RERECORDING TO CORRECT RESULTING PARCEL DESCRIPTIONS

THIS DECLARATION MADE THIS 22 day of JUNE, 2005 by James K. and Susan L. Short, and Ronald C. and Margaret A. Templeton who wish to adjust the common property lines between said "PARCEL 'A'" 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', and 'J', without creating any additional lot, tract, parcel or site.

CURRENT "PARCEL 'A'" (Tax Acct. No. 4401-000-010-0005) is legally described as:

LOT 10, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THOSE PORTIONS OF POWERS AVENUE AND NAVY STREET ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'B'" (Tax Acct. No. 4401-000-009-0008) is legally described as:

LOT 9, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'C'" (Tax Acct. No. 4401-000-008-0009) is legally described as:

LOT 8, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'D'" (Tax Acct. No. 4401-000-007-0000) is legally described as:

LOT 7, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'E'" (Tax Acct. No. 4401-000-006-0001) is legally described as:

LOT 6, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'F'" (Tax Acct. No. 4401-000-005-0002) is legally described as:

LOT 5, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY.

200508110291
Page: 1 of 11
08/11/2005 08:32P
BLA \$42.00 Kitsap Co, WA
MAP LTD

TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'G'"(Tax Acct. No. 4401-000-004-0003) is legally described as:

LOT 4, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'H'" (Tax Acct. No. 4401-000-003-0004) is legally described as:

LOT 3, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'I'"(Tax Acct. No. 4401-000-002-0104) is legally described as:

LOT 2, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THAT PORTION OF POWERS AVENUE ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

CURRENT "PARCEL 'J'" (Tax Acct. No. 4401-000-001-0006) is legally described as:

LOT 1, BENNETT'S ADDITION TO PORT WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF KITSAP COUNTY. TOGETHER WITH THOSE PORTIONS OF POWERS AVENUE AND EAST STREET ABUTTING THEREON, WHICH WERE VACATED UNDER SCC STIPULATION AND ORDER NOS. 92-2-00875-2 AND 92-2-00876-1 AND ATTACH BY OPERATION OF LAW.

RESULTING "PARCEL 'A'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M. KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ^{EAST} ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET THEREOF.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

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RESULTING "PARCEL 'B'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 26' 29" EAST 149.96 FEET; THENCE SOUTH 01° 05' 47" WEST 164.76 FEET; THENCE NORTH 88° 27' 31" WEST 149.96 FEET; THENCE NORTH 01° 05' 47" EAST 164.80 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

RESULTING "PARCEL 'C'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 395.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 26' 29" EAST 150.01 FEET; THENCE SOUTH 01° 05' 47" WEST 164.71 FEET; THENCE NORTH 88° 27' 31" WEST 150.01 FEET; THENCE NORTH 01° 05' 47" EAST 164.76 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

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RESULTING "PARCEL 'D'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" ^{WEST} ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01° 05' 47" EAST 164.71 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88° 26' 29" EAST 742.75 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF BENNETT'S ADDITION; THENCE SOUTH 01° 05' 39" WEST ALONG THE EAST LINE OF SAID PLAT OF BENNETT'S ADDITION 109.66 FEET; THENCE NORTH 88° 27' 31" WEST 688.34 FEET; THENCE SOUTH 46° 05' 47" WEST 76.95 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ^{EAST} ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

ALSO, SUBJECT TO EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200505250123.

RESULTING "PARCEL 'E'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" ^{WEST} ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET; THENCE NORTH 46° 05' 47" EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46° 05' 47" EAST 56.95 FEET; THENCE SOUTH 88° 27' 31" EAST 688.34 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF BENNETT'S ADDITION; THENCE SOUTH 01° 05' 39" WEST ALONG LAST SAID EAST LINE 109.66 FEET; THENCE NORTH 88° 27' 31" WEST 658.99 FEET; THENCE NORTH 43° 54' 13" WEST 98.46 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ^{EAST} ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID

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SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

ALSO, SUBJECT TO EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200505250123.

RESULTING "PARCEL 'F'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46° 05' 47" EAST 20.00 FEET; THENCE SOUTH 43° 54' 13" EAST 98.46 FEET; THENCE SOUTH 88° 27' 31" EAST 658.99 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF BENNETT'S ADDITION; THENCE SOUTH 01° 05' 39" WEST ALONG LAST SAID EAST LINE 109.66 FEET; THENCE NORTH 88° 28' 32" WEST 691.58 FEET; THENCE NORTH 01° 05' 47" EAST 113.92 FEET; THENCE NORTH 43° 54' 13" WEST 72.37 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

ALSO, SUBJECT TO EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200505250123.

RESULTING "PARCEL 'G'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET; THENCE SOUTH 88° 27' 31" EAST 456.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 27' 31" EAST 88.93 FEET; THENCE SOUTH 43° 54' 13" EAST 72.37 FEET; THENCE SOUTH 01° 05' 47" WEST 113.92 FEET; THENCE NORTH 88° 28' 32" WEST 140.11 FEET; THENCE NORTH 01° 05' 47" EAST 164.74 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A

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DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

RESULTING "PARCEL 'H'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET; THENCE SOUTH 88° 27' 31" EAST 324.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 27' 31" EAST 132.19 FEET; THENCE SOUTH 01° 05' 47" WEST 164.74 FEET; THENCE NORTH 88° 28' 32" WEST 132.19 FEET; THENCE NORTH 01° 05' 47" EAST 164.78 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

RESULTING "PARCEL 'I'" shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET; THENCE SOUTH 88° 27' 31" EAST 192.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 27' 31" EAST 132.16 FEET; THENCE SOUTH 01° 05' 47" WEST 164.78 FEET; THENCE NORTH 88° 28' 32" WEST 132.16 FEET; THENCE NORTH 01° 05' 47" EAST 164.82 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Page: 6 of 11
08/11/2005 03:32P
BLA \$42.00 Kitsap Co, WA
MAP LTD

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

RESULTING "PARCEL 'J shall be legally described as:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE PLAT OF BENNETT'S ADDITION TO PORT WASHINGTON, RECORDED IN VOLUME 2, PAGE 34 OF PLATS, IN KITSAP COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION BEING THE WEST LINE OF SAID PLAT OF BENNETT'S ADDITION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 192.12 FEET; THENCE SOUTH 01° 05' 47" WEST 164.82 FEET; THENCE NORTH 88° 28' 32" WEST 192.12 FEET; THENCE NORTH 01° 05' 47" EAST 164.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88° 26' 29" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID PLAT OF BENNETT'S ADDITION 245.43 FEET; THENCE SOUTH 01° 05' 47" WEST 164.80 FEET; THENCE NORTH 88° 27' 31" WEST 245.43 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 01° 05' 47" EAST ALONG LAST SAID LINE 164.87 FEET TO THE POINT OF BEGINNING.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 40 FOOT IN WIDTH, LYING 20 FEET EACH SIDE OF A DESCRIBED CENTERLINE, INCLUDING A 50 FOOT RADIUS CIRCLE CENTERED ON THE TERMINUS OF SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 01° 05' 47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 164.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 27' 31" EAST 545.40 FEET TO THE TERMINUS AND THE CENTER OF SAID 50 FOOT RADIUS CIRCLE.

Unofficial

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Page: 7 of 11
06/29/2005 12:51P
BLA \$29.00 Kitsap Co, WA
PARAGON DEVEL CO

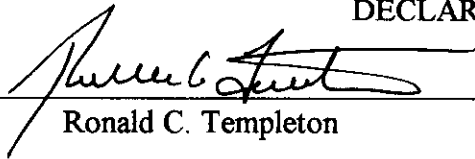
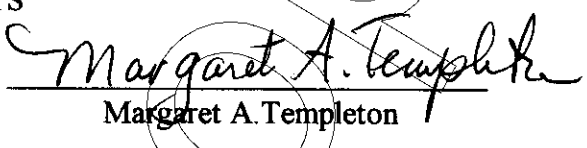
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Page: 7 of 11
06/11/2005 03:32P
BLA \$42.00 Kitsap Co, WA
MAP LTD

DECLARANT(S)/OWNERS OF ORIGINAL PARCEL(S):

<u>Name</u>	<u>Mailing Address</u>	<u>City/Zip</u>
James & Susan Short	2529 W. Marine Dr.	Bremerton, WA 98312
Ronald & Margaret A. Templeton	3212 NW Byron St.	Silverdale, WA 98383

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first above written.

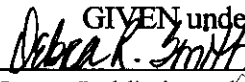
DECLARANTS

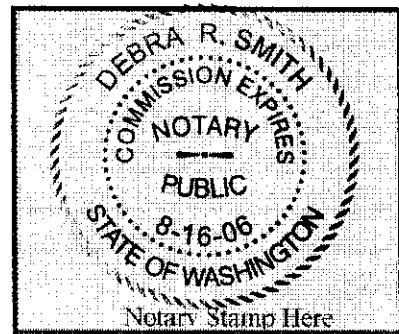

 Ronald C. Templeton
 
 Margaret A. Templeton

Note: Signatures and Notary Seal must NOT go into 1 inch border line of document!

STATE OF WASHINGTON)
)§
 COUNTY OF KITSAP)


ON THIS DAY personally appeared before me Ronald C., and Margaret A. Templeton, husband and wife, known to be the individual(s) described in and who executed the foregoing Declaration and acknowledged that they signed the same as their free and voluntary act.

GIVEN under my hand and official seal this 22nd day of JUNE, 2005.

 Notary Public in and for the
 State of Washington, residing at Bremerton
 My Commission expires: 8-16-06



Note: Signatures and Notary Seal must NOT go into 1 inch border line of document!

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 Page: 8 of 11
 06/29/2005 12:51P

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Ronald & Margaret A. Templeton	3212 NW Byron St.	Silverdale, WA 98383

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first above written.

DECLARANTS

James K. Short Susan L. Short
 James K. Short Susan L. Short

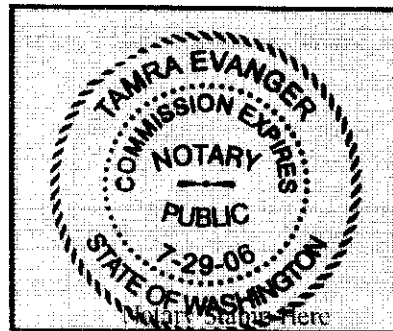
Note: Signatures and Notary Seal must NOT go into 1 inch border line of document!

STATE OF WASHINGTON)
)§
 COUNTY OF KITSAP)

ON THIS DAY personally appeared before me James K., and Susan L. Short, husband and wife, known to be the individual(s) described in and who executed the foregoing Declaration and acknowledged that they signed the same as their free and voluntary act.

GIVEN under my hand and official seal this 23rd day of June, 2005

Tamra Evanger
 Notary Public in and for the
 State of Washington, residing at Port Orchard
 My Commission expires: 7/29/06



Note: Signatures and Notary Seal must NOT go into 1 inch border line of document!

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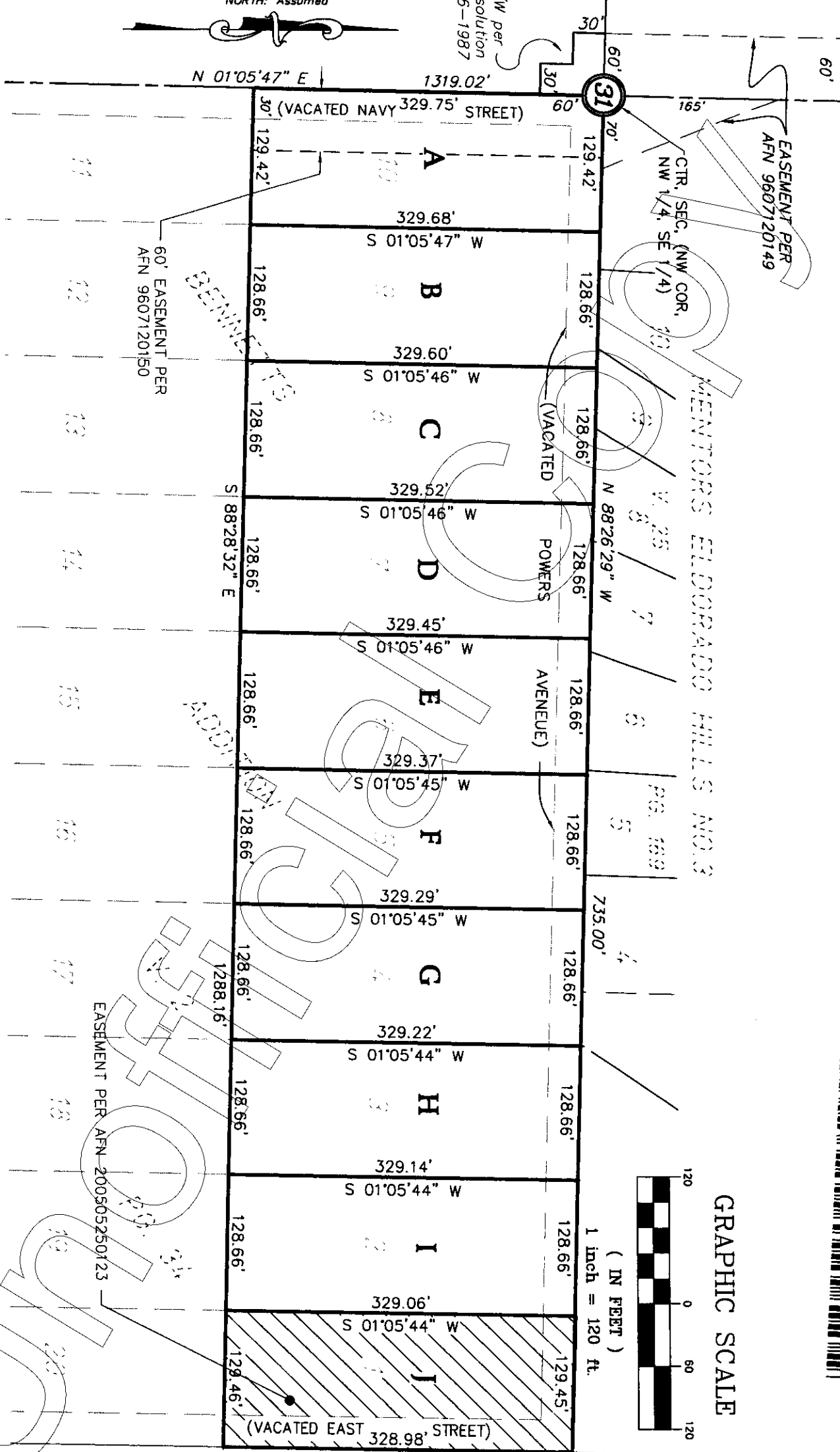
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CURRENT PARCELS

NORTH: Assumed



R/W per Resolution 426-1987



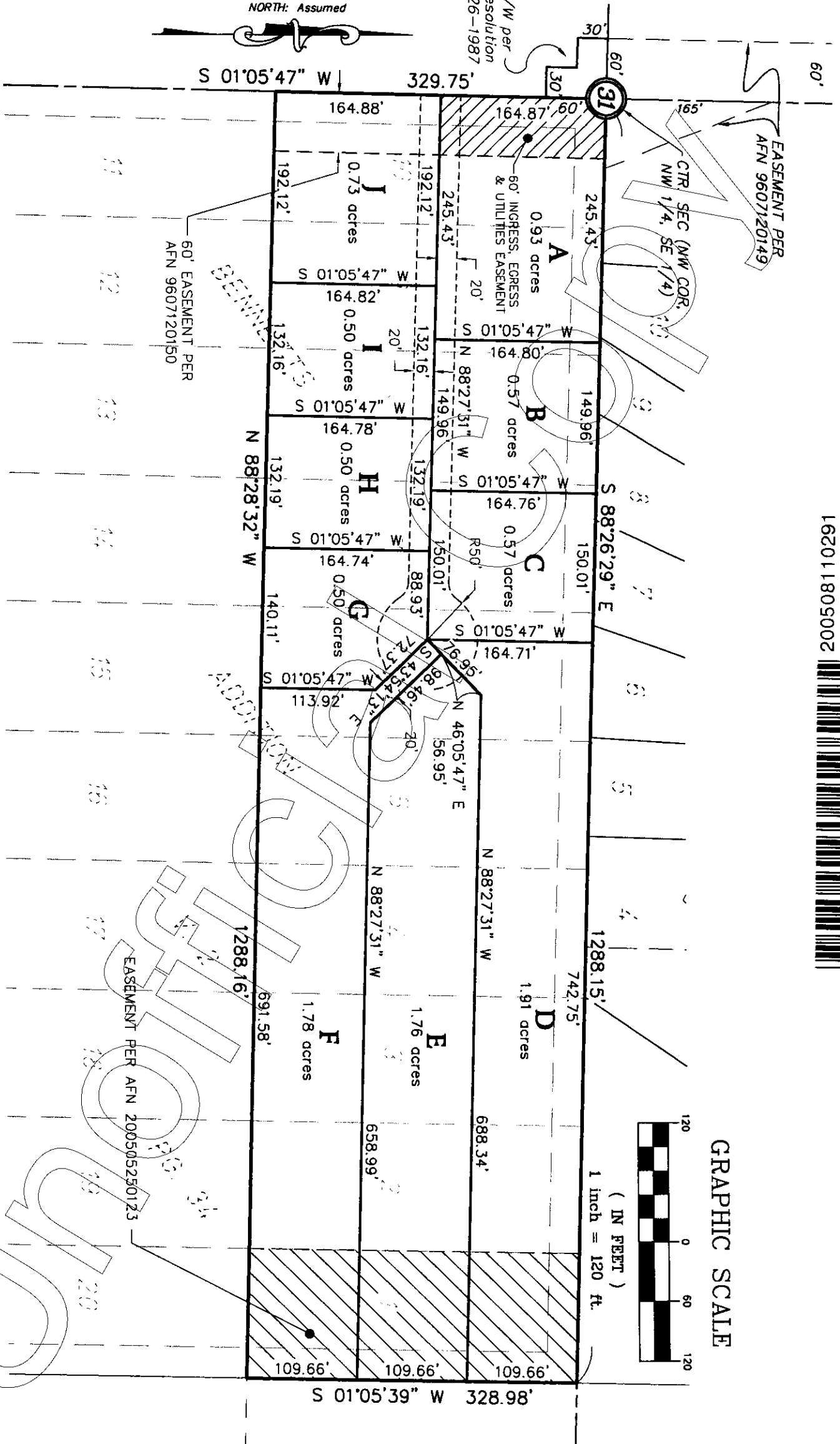
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 DLT JMM

RESULTANT PARCELS

NORTH: Assumed



R/W per Resolution 426-1987



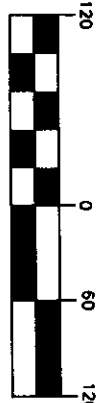
EASEMENT PER AFN 9607120149

CTR SEC (NW COR. NW 1/4, SE 1/4)

60' INGRESS, EGRESS & UTILITIES EASEMENT

60' EASEMENT PER AFN 9607120150

GRAPHIC SCALE



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BLF
PARAGON DEVEL CO

From: [Virginia Renoudet](#)
To: [Angie Silva](#)
Subject: 2012 Comp Plan Remand
Date: Tuesday, May 15, 2012 7:03:32 PM

One important point...each neighborhood with one entrance/exit should be entirely in or out of the rural residential zoning. We live on Leeway Ave NW and part of Westwind is in and part out of "rural residential. How are fire services, etc., going to be effectively delivered if the people three doors down have urban zoning and we have rural zoning? How are they going to get septic that would need to run past our lot?...pay more to get it?

All homes in one entire neighborhood need to be zoned either rural residential or urban. Don't shoot yourselves in the foot by creating major problems with delivery of services.

Don & Ginny Renoudet
360 698 6609

June 5, 2012

Eric Baker
Angie Silva
Kitsap County Commissioners

RE: Comments on Silverdale UGA

To Whom It May Concern:

Per our testimony at the meeting on June 4, 2012 we would like to voice our support of the revisions made in Alternative 2 in which the Barker Creek corridor is included in the Silverdale UGA. Our land is 9.39 acres and runs between Nels Nelson and Selbo Road/Payne Lane (Tax Account # 222501-3-026-2004) – please refer to attachment 1 for location of the parcel on your map. We believe this property belongs in the Silverdale UGA because all of the necessary utilities and infrastructure for development have been brought to the property already (refer to sketch in attachment 2 for placement of utilities). It makes no sense economically to extend the UGA's into areas that do not currently have these utilities when you have developable properties with utilities that have been removed from UGA's for arbitrary reasons.

We have been involved with comprehensive planning in this County since the late 1970's. At that time it was decided that urban development would infill the land areas between East Bremerton and Silverdale. Zoning within that area was revised to reflect that vision. All lands to the South of Waaga Way were to be considered urban and lands to the North were to be rural. Conversion of the lands in the Barker Creek corridor to a rural designation was never in any discussions in all the years since and there is not a requirement in the Growth Management Act to have an Urban Separator – it was simply the wishes of a small group of individuals who wanted to keep their neighborhood from changing at the expense of those who had not developed their property yet.

Our property has been zoned 5 to 9 units per acre for the entire time that we have owned it (since 1992) until it was removed from this designation through the creation of the Barker Creek Corridor. At that time, the individuals advocating for the Corridor presented to the County incorrect information when they stated that none of the properties were conducive to development due to wetlands and topography that included canyons. This false information skewed the decision-making process for the Board of Commissioners and did not reflect the land use wishes and desires of all the property owners affected by the re-zone.

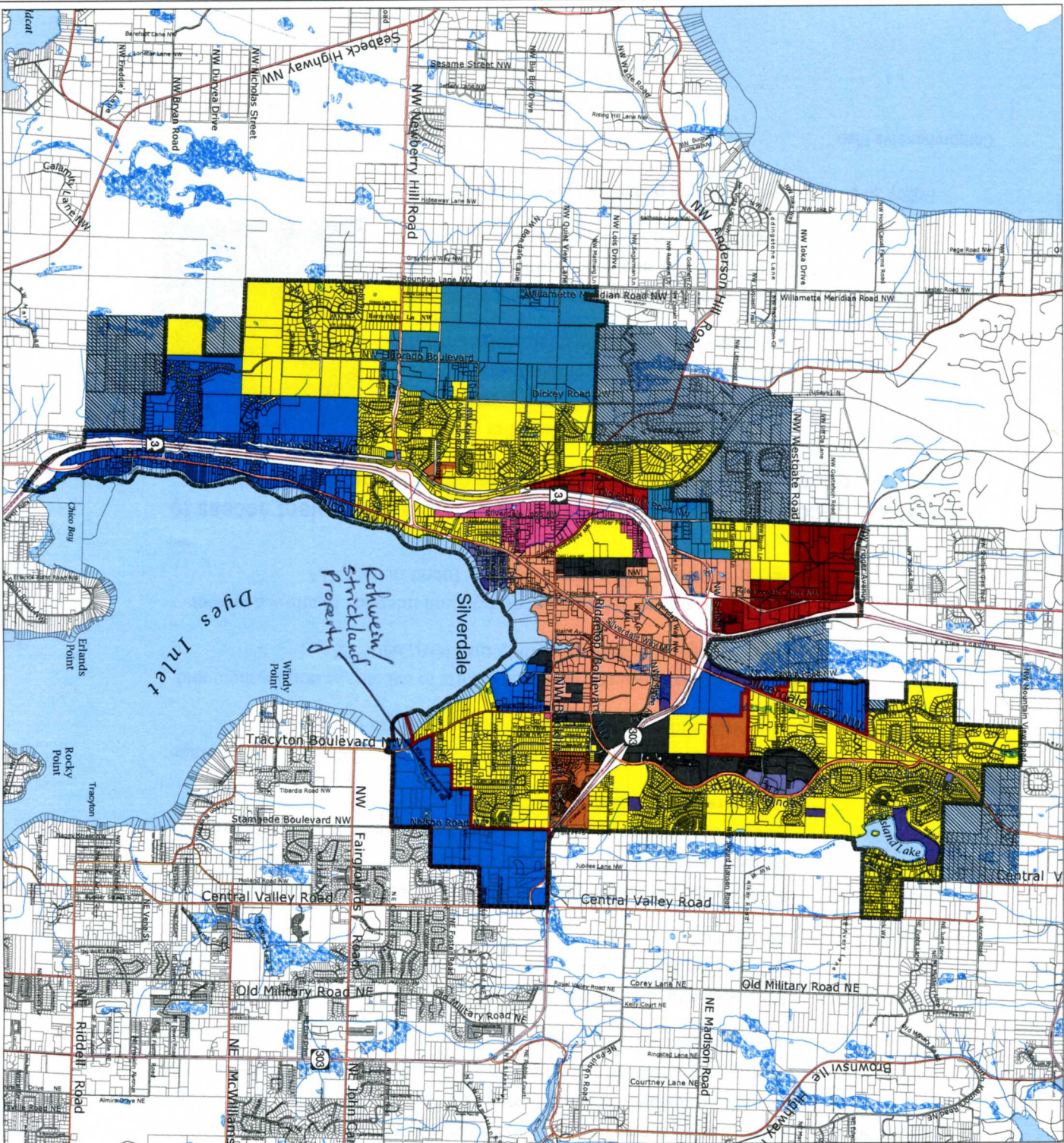
Although we would like to see our property returned to the 5 to 9 units per acre zoning, we see Alternative 2 as a viable compromise for all parties. Extension of all utilities (water, sewer, power, cable, gas, telephone, roads, schools, parks, bus lines, etc.) is not a cost that will be shouldered by the tax payers if this land is allowed to be developed as the investment has already been made. We strongly urge you to accept the Alternative 2 plan which includes our property in the Silverdale UGA.

Very Respectfully,

Jodee & Barry Strickland - (360) 692-8754
Ted & Sandra Rohwein – (360) 692-0892
Jim & Susan Rohwein – (360) 337-1707

(2) Attachments

SILVERDALE UGA - ALTERNATIVE 2



Kitsap County
Urban Growth Area
Hearings Board Remand

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current data, including accuracy, fitness, or merchantability, we assume no responsibility for any errors or omissions that may appear in this map. This map is not a substitute for field surveys.

Map Date: February, 2012
 DRAFT

Legend

	DIR, NW, Sunnyside Wetlands		Business Center
	Bay, estuary, Puget Sound		Business Park
	Lake, Pond, Reservoir or quarry filled with water		Regional Commercial (1:50 DU/A)
			Highway/Forest Commercial (1:50 DU/A)
			Industrial
			Neighborhood Commercial (1:50 DU/A)
			Mixed Use (1:50 DU/A)
			Urban Residential (1:4 DU/A)
			Urban Residential (1:4 DU/A)
			Urban Medium Residential (1:5.5 DU/A)
			Urban High Residential (1:5.5 DU/A)
			Park
			Revised Urban Growth Area Boundary
			Incorporated City Boundary
			Proposed Areas removed from UGA
			Proposed Urban Zoning Change
			State Highway
			Major Road
			Collector / Arterial
			Local Access
			Local Road
			Proposed Road
			Tax Parcel

Scale: 0, 1,000, 2,000, 4,000, 6,000, 8,000 Feet

(Jensen Property)



Silverdale Water Main extended to property

Payne Lane



Rohwein - Strickland Property (9.39 Acres)

All buildable land except for Barker Creek set-backs



Hood + Pirsch Property Lines

Utilities @ Property line!

- Power
 - Sewer
 - Cable
 - Telephone
 - Water
 - Gas
- Tangible Items along Nels Nelson:
- Bus line
 - Street lights

To Boddin Hill Rd.

Nels Nelson Road

To Fairgrounds Rd.

County Property - Former Blamey Property

Attachment (2)

From: [miniwini](#)
To: [Josh W. Brown](#); [Angie Silva](#)
Subject: Fwd: Concerned Citizen: UGA Remand Comments
Date: Wednesday, June 06, 2012 3:23:38 PM

Commissioner Brown,
Ms. Silva,

Hi, We feel Derek has written a quality and insightful statement on the UGA Review. I don't think we need to reinvent the wheel. We fully endorse Dereks comments and also support Alt #1.

thank you,

Daryl and Marie Schruhl

8984 Nels Nelson Rd NW
Bremerton 98311

----- Forwarded message -----

From: **Derek Schruhl** <derek.schruhl@gmail.com>
Date: Tue, Jun 5, 2012 at 8:56 AM
Subject: Concerned Citizen: UGA Remand Comments
To: Angie Silva <asilva@co.kitsap.wa.us>, jwbrown@co.kitsap.wa.us

Ms. Silva/Commissioner Brown:

Puget Sound is at a crossroads. How we choose to grow our community over the next decade will determine whether ongoing efforts to restore and revitalize this important economic asset are going to be successful. These efforts require action on behalf of many individuals, businesses, local communities, and the state and federal government. The choices we make at each of these levels has a significant and lasting impact. It ultimately affects the livability and desirability of our neighborhoods; and the core resource that makes this a great place to live.

After years of study, we now know that our traditional approach to development over the last number of decades does not work. We need new approaches such as LID and preserving natural corridors. These features of smart growth help minimize the impacts to Puget Sound. Furthermore, natural corridors such as Illahee and Barker Creek are what communities desire. Living adjacent to these corridors are value added on multiple fronts. They increase desirability of the neighborhood, increase property values, and are invaluable to plant and animals species we depend upon.

As you are likely aware, non-point source pollution is the leading source of contamination degrading Puget Sound. Non-point sources of pollution come from roads, cars, homes, and everyday human activities. How we decide to structure and build our communities (zoning) is an important key to the generation, control, and prevention of future non-point source pollution. Alternative 1 is an espousal of

positive community values. It demonstrates prudent, thoughtful, and smart growth. Alternative 1 follows the intentions of the Central Puget Sound Growth Management Hearings Board and the Growth Management Act. It is an important decision that our County can make to ensure a better Puget Sound, a better Kitsap into the future.

In further support of Alternative 1, it has become known that the population forecasts used in the comprehensive planning process have been overestimating the population in Kitsap County. The County was also found to be double counting critical areas in certain zoning classes, increasing the estimated land needed to accommodate this populations growth. These facts suggest a conservative approach to expanding our UGA's is prudent in this case.

In my career at EPA, I see day in and day out the unforeseen consequences of past zoning decisions. Please note this community members encouragement to adopt Alternative 1.

Thank you for all your hard work,

Derek Schruhl
8984 Nels Nelson Rd NW
Bremerton, WA 98311

From: swamplantern@gmail.com on behalf of [Derek Schruhl](#)
To: [Angie Silva](#); [Josh W. Brown](#)
Subject: Concerned Citizen: UGA Remand Comments
Date: Tuesday, June 05, 2012 8:56:57 AM

Ms. Silva/Commissioner Brown:

Puget Sound is at a crossroads. How we choose to grow our community over the next decade will determine whether ongoing efforts to restore and revitalize this important economic asset are going to be successful. These efforts require action on behalf of many individuals, businesses, local communities, and the state and federal government. The choices we make at each of these levels has a significant and lasting impact. It ultimately affects the livability and desirability of our neighborhoods; and the core resource that makes this a great place to live.

After years of study, we now know that our traditional approach to development over the last number of decades does not work. We need new approaches such as LID and preserving natural corridors. These features of smart growth help minimize the impacts to Puget Sound. Furthermore, natural corridors such as Illahee and Barker Creek are what communities desire. Living adjacent to these corridors are value added on multiple fronts. They increase desirability of the neighborhood, increase property values, and are invaluable to plant and animals species we depend upon.

As you are likely aware, non-point source pollution is the leading source of contamination degrading Puget Sound. Non-point sources of pollution come from roads, cars, homes, and everyday human activities. How we decide to structure and build our communities (zoning) is an important key to the generation, control, and prevention of future non-point source pollution. Alternative 1 is an espousal of positive community values. It demonstrates prudent, thoughtful, and smart growth. Alternative 1 follows the intentions of the Central Puget Sound Growth Management Hearings Board and the Growth Management Act. It is an important decision that our County can make to ensure a better Puget Sound, a better Kitsap into the future.

In further support of Alternative 1, it has become known that the population forecasts used in the comprehensive planning process have been overestimating the population in Kitsap County. The County was also found to be double counting critical areas in certain zoning classes, increasing the estimated land needed to accommodate this populations growth. These facts suggest a conservative approach to expanding our UGA's is prudent in this case.

In my career at EPA, I see day in and day out the unforeseen consequences of past zoning decisions. Please note this community members encouragement to adopt Alternative 1.

Thank you for all your hard work,

Derek Schruhl
8984 Nels Nelson Rd NW
Bremerton, WA 98311



Kitsap County Comprehensive Plan Update



COMMENT CARD

Kitsap County is interested in the public's opinions and comments regarding the County's UGA Alternatives. These comments, questions and observations will assist Kitsap County in selecting a preferred alternative. To provide input, please comment below and specify which alternative (No Action, Alternative 1 or 2).

General _____ Kingston _____ Silverdale C. Kitsap _____ E. Bremerton _____
W. Bremerton _____ Gorst _____ McCormick _____ S. Kitsap _____ Other _____

Comments:

WE SUPPORT ALTERNATIVE 2
WE WANT TO KEEP OLYMPIC VIEW RD
& SURROUNDING AREA RURAL

To be included in an electronic mailing list for future information, please provide contact information below:

Name: MARK + DEBBIE
SCHULER Email: dschuler4@gmail.com

From: [tammenfamily](#)
To: [Angie Silva](#)
Subject: No UGA for Chico--please pass on to commissioners
Date: Tuesday, June 05, 2012 10:38:51 AM

Hello,

We are home/property owners in Chico. Please, no more growth here. We want out of the UGA. I was at the meeting regarding this in the fall. Somebody there called our big yards “under-developed land.” Ya, right.

Never thought I’d have anything in common with Bill Gates but I do. He lives in an old, waterfront neighborhood with big yards, etc.—it’s very similar to Chico. I don’t see the City of Bellevue trying to develop Medina. Why not? Tons of money could be made.

Chico-neighbors care; our community is old and we are united. Please no UGA.

Thank you,

Jennifer P. and Matt Tammen
6172 Chico Way
360-308-9232

From: [Byrd Thibodaux](#)
To: [Angie Silva](#)
Subject: Remand-Public Comments
Date: Sunday, June 03, 2012 2:45:49 PM

I would like to ask that the Huckle Ridge development (off Nels Nelson Rd) now in the proposed Silverdale UGA, be excluded from that area. This area is just inside the boundary of the UGA and would not be conducive to being in an urban environment, since it is surrounded by forest area and Barker Creek is close by. I would not want to be considered for incorporation into a City of Silverdale.

Byrd Thibodaux
1380 NW Huckle Dr.
Bremerton, WA 98311-9006
360.692.7167 (home)
360.475.3450 (work)

From: [Sybil Tasker](#)
To: [Angie Silva](#)
Subject: Chico resident WANTS to be in UGA
Date: Tuesday, June 05, 2012 9:43:11 AM

Dear Ms. Silva--

I know my neighbors are against it, but my husband and I would be very pleased to be included in the UGA here on Chico Way. Thanks

Sybil Tasker
Mark Turner

5320 Chico Way, NW
Bremerton WA 98312
360-516-6336
cell 301-312-2426

From: [David I. West](#)
To: [Angie Silva](#)
Subject: UGAs
Date: Wednesday, June 06, 2012 10:04:30 AM

To the Commissioners:

Please exclude Chico from the Urban Growth Area. I like the feeling of my neighborhood, and I am firmly opposed to urban density in this area.

Respectfully,
David I. West
5737 Eldorado Place NW

From: [LindsayTom IngramWilliams](#)
To: [Angie Silva](#); [Josh W. Brown](#)
Subject: Fw: Fwd: Concerned Citizen: UGA Remand Comments
Date: Tuesday, June 05, 2012 10:10:13 PM

I agree with everything Derek Schruhl said in his letter. Please adopt Alternative 1.

Thomas T. Williams
791 NW Creekside Lane
Bremerton, WA 98311

Ms. Silva/Commissioner Brown:

Puget Sound is at a crossroads. How we choose to grow our community over the next decade will determine whether ongoing efforts to restore and revitalize this important economic asset are going to be successful. These efforts require action on behalf of many individuals, businesses, local communities, and the state and federal government. The choices we make at each of these levels has a significant and lasting impact. It ultimately affects the livability and desirability of our neighborhoods; and the core resource that makes this a great place to live.

After years of study, we now know that our traditional approach to development over the last number of decades does not work. We need new approaches such as LID and preserving natural corridors. These features of smart growth help minimize the impacts to Puget Sound. Furthermore, natural corridors such as Illahee and Barker Creek are what communities desire. Living adjacent to these corridors are value added on multiple fronts. They increase desirability of the neighborhood, increase property values, and are invaluable to plant and animals species we depend upon.

As you are likely aware, non-point source pollution is the leading source of contamination degrading Puget Sound. Non-point sources of pollution come from roads, cars, homes, and everyday human activities. How we decide to structure and build our communities (zoning) is an important key to the generation, control, and prevention of future non-point source pollution. Alternative 1 is an espousal of positive community values. It demonstrates prudent, thoughtful, and smart growth. Alternative 1 follows the intentions of the Central Puget Sound Growth Management Hearings Board and the Growth Management Act. It is an important decision that our County can make to ensure a better Puget Sound, a better Kitsap into the future.

In further support of Alternative 1, it has become known that the population forecasts used in the comprehensive planning process have been overestimating the population in Kitsap County. The County was also found to be double counting critical areas in certain zoning classes, increasing the estimated land needed to accommodate this populations growth. These facts suggest a conservative approach to expanding our UGA's is prudent in this case.

In my career at EPA, I see day in and day out the unforeseen consequences of past zoning decisions. Please note this community members encouragement to adopt Alternative 1.

Thank you for all your hard work,

Derek Schruhl
8984 Nels Nelson Rd NW
Bremerton, WA 98311

From: [Janet Wold](#)
To: [Angie Silva](#)
Subject: Maps in UGA remand analysis
Date: Wednesday, June 06, 2012 4:06:00 PM

The county and city continue to show Johnson Creek in error on maps. The South Fork of Johnson Creek does not flow across our field on the east side of Viking Way and join the combined North and Middle fork somewhere in the middle of two houses next to Liberty Bay. The South fork joins the combined North and Middle Fork IN the Kitsap County Viking Way right-of-way about 10 feet below the South Fork culvert under Viking Way. The UGA maps are in error as are the county open space maps. I believe this error is a carry over from the original old maps done decades ago.

Thanks!

Jan Wold

June 6, 2012

Please enter the following into the legal record for the County Commissioners' attention:

I urge you to select the smallest **Silverdale UGA – Alternative #1**. Alternative #1 is the only alternative which eliminates the Chico shoreline and most of the area south of Newberry Hill Road from the Silverdale Urban Growth Area.

I object to the reasoning for including Chico Shoreline in Alternative #2. By happy accident, a sewer transmission line from Bangor Base lies beneath Chico Way. As tempting as it may be to look at that as “free” infrastructure, it is important to look for hidden costs. The sewer infrastructure can be a benefit in case of failing septic systems, without being an excuse to put more density on a critical area.

I understand that perhaps 70% of people live within a half-mile of the shoreline on Kitsap Peninsula. County leaders must not plan to concentrate even more density on our shoreline. There is too much at stake, particularly in Chico. This section of shoreline has a very important asset. The largest remaining salmon run in Kitsap County is located here. Chico Creek, the most productive salmon stream in Kitsap County, flows into this bay. Our county commissioners have worked in partnership with many others to restore and protect Chico Creek and areas of its watershed.

We all know salmon, and the forage fish those salmon eat, depend upon clean water. But, we often forget this important statistic reported by People for Puget Sound:

“the single largest source of toxic pollution going into the Sound is from our streets and paved surfaces.... Cleaning up Puget Sound has been long and arduous, largely because it’s been so difficult to address polluted runoff...”

Run off, from roadways and paved surfaces, is the largest source of toxic pollution going into our water. But, against runoff, greenbelts like the one still remaining along Chico's waterfront and on the slopes south of Newberry Hill, act as a filter, cleaning runoff before it hits the Sound.

Our county has worked in partnership with many others to restore and protect Chico Creek and areas of its watershed. But, restoration has been expensive and it has been time consuming. Making a sound plan now to avoid more damage to this irreplaceable asset would be far preferable than beginning a piecemeal attempt at restoration—20 years from now. Now is the time for the commissioners to take the lead in ensuring the continued health of this important asset.

Critical area ordinances on their own are not adequate to protect our water in the face of intense pressure to develop an area that has been designated for urban growth. The patchwork of regulations and the

plethora of individual variance applications required to develop the shoreline will lead us mainly to huge bills for all concerned.

I commend the commissioners for recognizing that Kitsap needs to plan development that sustains our shorelines, our watersheds, our aquifer recharge areas and farmland. You have the challenge and opportunity to approach this problem even more creatively than we have in the past. Rather than develop primarily outward, Kitsap may need to consider a plan that develops upward. We may need to consider alternatives not yet identified by county staff. I encourage you to consider removing the rural Olympic View areas of the proposed Silverdale UGA in addition to removing all of the Chico area south of Newberry Hill Road.

If ever there were a time for forward-thinking leadership—now is that time. By acting now to select the smallest Silverdale UGA (a modified Alternative #1), commissioners can preserve the character of our most rural areas and critical areas, including the Chico shoreline, by eliminating them from the area designated for dense development. Eliminating the area around Chico Creek and the Shoreline south of Newberry Hill Road may end up saving the county and the community as a whole countless dollars in the long run.

Sincerely,

Mary Zabinski

6228 Chico Way NW

Bremerton, WA 98312

mkzabinski@hotmail.com

May 6, 2012

Commissioner Josh Brown
Commissioner Charlotte Garrido
Commissioner Rob Gelder

Subject: The 2012 Remand

Request you choose Alternative 1 for the Illahee Community (as displayed on the East Bremerton and the Central Kitsap maps) **with the addition** of a rural connection east of Illahee Road to the shoreline extending south from University Point until it connects with the rural designation at old Illahee.

This request supports the conservancy designation given to the shoreline in the Shoreline Master Program by eliminating the conflicting situation of having a sensitive shoreline bordered by an upland zoning that would put 5-9 homes next to it. The two classifications seem to be at odds with each other and have been an area of contention for many Illahee residents since the Comp Plan Update of 2006.

The request to make the shoreline area rural also eliminates a situation where the Illahee Community could be considered a rural island, which could complicate the providing of county services.

The primary reasons to support of this request are the natural features in Illahee which greatly limit urban densities and increase the costs of development, both to the developers and the county. As two respected developers stated on Monday during the remand hearing, Illahee should not be in an urban growth area.

The final reason, and one that no one wants to talk about, is that the Manette aquifer is currently at water balance, and moreover, it is already impacting Illahee Creek's ability to support fish, because local wells are decreasing the base flows in the creek. The Illahee community has taken the initiative to have the scientific studies prepared and has had them presented at the Norm Dicks Center. It is time for county to recognize these studies and adjust their planning efforts accordingly, i.e., look at ways to reduce the population projections for Illahee.

Thank you for considering this request to take major portions of Illahee out of the UGA.



James Aho
5940 Illahee Road
Bremerton, WA 98311

From: [Eric Baker](#)
To: [Angie Silva](#)
Cc: [Heather Adams](#)
Subject: Fwd: Remand Project CK & EB
Date: Monday, May 28, 2012 5:06:46 PM

Sent from my iPhone

Begin forwarded message:

From: James Brady <jim.5930@gmail.com>
Date: May 27, 2012 6:15:03 PM PDT
To: Eric Baker <ebaker@co.kitsap.wa.us>
Subject: Remand Project CK & EB

Eric,

Thank you for your presentations -- twice to the Illahee Community.
Here is my two cents:

Please keep the Alternate 1 plans together for both the CK and EB areas. The same for the Alternate 2 plans. You mention mixing and matching things the way someone might like it between the plans, but I do see the planning work done for each alternate plan. I like what I see in both but not mixed

Excluding the Brownville area in both Alternate plans 1 & 2 is a great idea, as it is the most likely area for major highway and bridge construction to BI (as University Point is the closest piece of land to BI) when the State looks to combine and reduce the ferry services as they are doing now or in the future, even if there is no plan for such a bridge in our immediate (10 year) future.

Alternate 1 is my favorite choice provided the Rolling Hills Golf is designated as the same as the rest of the Illahee Preserve (as shown in Alt #2) and the zoning along the shore north of the Illahee Dock is the same UR (1-4) as shown in Alternate 2.

Alternate 2 is my next choice after Alternate 1.

--

Jim Brady

From: gtnanab23@hushmail.com
To: [Josh W. Brown](#); [Eric Baker](#); [Angie Silva](#)
Subject: Darling road zoning
Date: Monday, May 21, 2012 9:30:40 PM

I thought that I would save a little time if I wrote all on one email. Hope you don't mind. Josh, I know you have seen the two stripped lots that the men want to build many houses on, and you also know what concern that has caused us on this little road. Eric, I don't know whether you have ever seen it. I would love to have Angie and Eric take a ride out and see what our people think of so many houses, traffic, noise and so much more. We all have the lovely big fir trees and lots of eagles roost in them. Also, we have several deer that come in our yards and we love seeing them. People complain about their gardens so they put wire or plastic over their vegetables. You could make it an animal sanctuary. Last Friday, I went up and down the little tenth of a mile long to get signatures so you would all realize how strong we feel about this. Every home seems to have two cars a house. Come and see first hand what we are praying you will see our wonderful way and a nice, quiet road.

Josh, you can come and see me anytime. YOU have been to my house before. Please see our side of this. There is lots of room on Stampede Blvd. to build. No room in the Inn for more, please I plead.

Donna Burke
377-9171

From: gtnanab23@hushmail.com
To: [Angie Silva](#)
Subject: Rezoning of Kitsap County property
Date: Monday, June 04, 2012 2:24:20 PM

Dear Angie, Josh and Eric

This is the second email I have sent you to plead this terrible worry of me and my neighbors on Darling road. We are happy as things are and do not wish them to change. God willing you all will help this anxiety we all feel go away. Darling road is a narrow short road dead ended. The land is high water table and we all to have to maintain a ditch to handle the heavy water when it rains. I feel that I could put fish in my ditch at those times. The county comes out often to clean out the ditch on the road to handle. It even comes over the road sometimes. I don't know how more houses could have decent septic systems. We have a third man on the road that is common knowledge of the neighbors that he is only waiting for his elderly mother too pass and then he wants to build houses. Darling road is short. I don't even know that it is one tenth of a mile long .Most of living here have worked long and are now retired and we would like to live happy as we do now. We don't need two more cars for each house added on our road. Please deeply consider my concern and worry for us all.

Thank you for listening.

D. Burke

From: [Jim Carlson](#)
To: [Angie Silva](#)
Subject: Remand-Public Comments
Date: Wednesday, June 06, 2012 12:46:30 PM

I James Carlson strongly support Central Kitsap UGA Alternative 2. Thanks for your consideration in this matter JC

Jim Carlson
President, Minder Meats, Inc.
360-479-0880 Office
360-620-3707 Cel
360-377-3942 Fax
Minder Farm Corn Maze 360-692-9271
JCarlson@Mindermeats.com

From: [Eric Baker](#)
To: [Angie Silva](#)
Subject: FW: UGA East Bremerton
Date: Thursday, May 17, 2012 7:51:29 PM

Comment

From: Brad Cheney [mailto:Brad@benbcheneyfoundation.org]
Sent: Thursday, May 17, 2012 2:10 PM
To: Eric Baker
Subject: UGA East Bremerton

Hi Eric I spoke to you last week by phone and also attended the UGA meetings at the Fairgrounds on Thursday. I'm currently writing a letter of support for one of the UGA options and wanted to confirm that by supporting "No Action" that I would be voting my opinion for the most density option? Thank you in advance for responding. As a note we own 5 parcels in East Bremerton as listed below.

Parcel #'s
072402-2-004 -2001
005 -2000
006-2009
012- 2001
013-2000

Thank you,

Brad Cheney

HALSAN FREY, L.L.C.
REAL ESTATE DEVELOPMENT & CONSULTING SERVICES

June 5, 2012

Kitsap County Commissioners
c/o Angie Silva
614 Division Street
Port Orchard, WA 98366

RE: UGA AMENDMENTS

Dear Commissioners:

I attended your public hearing last night and provided oral testimony; thank you for listening. As you might know, we've been working with a few property owners in the Central Kitsap Area for the last couple of years exploring development opportunities.

We've been involved with the remand process since last fall and are very encouraged by what we've seen. We strongly encourage you to adopt Alternative #2 as the preferred Alternative, at least as it applies to Central Kitsap. This will reduce the population down below the growth target while Alternative #1 and the No Action Alternative would be over the growth target. The Hearings Board will endorse your selection. Moreover, the sewer infrastructure costs will be reduced. Alternative #2 is based on documented density trends, which again will show the Board that you've "done your work" and based the update on actual data.

There was good support last night for Alternative #2, with a few voices supporting #1 (I counted 4 or 5 out of 22). Alternative #1 is just too drastic as Theresa from the MBA pointed out. You need to make the changes necessary to comply with the remand order, but you don't need to go to the extremely constricted size of UGA's shown in #1.

Again, thanks for all your hard work and we simply urge you to move forward with Alternative #2 as the preferred alternative, at least as it applies to Central Kitsap. If you need to mix and match with some UGA's being #1 and some being #2 in the final preferred alternative, please make sure Central Kitsap moves forward with Alternative #2.

Sincerely,



Carl E. Halsan
Member

PO BOX 1447 * GIG HARBOR, WA * 98335
OFFICE: (253) 307-1922 FAX: (253) 858-9816
EMAIL: carl@halsanfrey.com

Resolution 2012-01

Illahee Community Board Response to 2012 Remand Options

Whereas Illahee was founded 96 years ago and has maintained its community status and identity, and

Whereas the citizens of Illahee have been active and involved in the governance of its affairs, and

Whereas Illahee was placed in the Urban Growth Area (UGA) during the 1998 Comprehensive Plan Update, when the area between Bremerton and Silverdale was blanket zoned, and

Whereas Illahee has over the last 14 years (after the 1998 placement into the UGA) acquired nearly 600 acres of forest, park and recreational lands for the Illahee Preserve (a Kitsap County Heritage Park), and

Whereas a large portion of the 600 acres of acquired land constituted the primary areas where Illahee's future growth was projected to take place in 1998, and

Whereas Illahee's only commercial area with urban services was removed from the community's recommended sub-area boundary during a review process by the Planning Commission, and

Whereas Illahee is left with primarily natural resource lands, geological features, and recreational lands that greatly impede urban levels of development and supporting infrastructure, and

Whereas Illahee was built out as a rural and later a semi-rural community, and is mostly void of urban features and urban services, such as transportation, sewers, sidewalks, etc (with a few minor exceptions), and

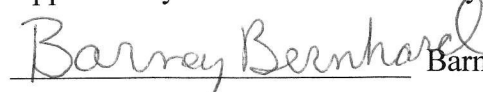
Whereas the Growth Management Act specifically discourages adverse urban growth impacts to vulnerable aquifer recharge areas supporting potable water services and stream base flows (supporting anadromous fish), as is the situation with the Manette aquifer as verified in the Remand's Supplemental Environmental Impact Statement (SEIS), and

Whereas the Growth Management Hearings Board has remanded the 2006 Comprehensive Plan back to Kitsap County to reconsider the size of its Urban Growth Areas,

We therefore respectfully request you consider the Illahee Community as a prime candidate for the necessary remand reductions, and that the reductions be considered in the following order of preference:

- (1) Alternative 1 (for Central Kitsap and East Bremerton) be adopted along with a rural designation for the area east of Illahee Road to the shoreline and north to University Point (to further protect its sensitive conservancy shoreline), or**
- (2) Alternative 2 (for Central Kitsap and East Bremerton) be adopted as presented.**

Approved by the Illahee Community Board on June 5, 2012.


Barney Bernhard, President

Submitted by Judith Krigsman
@ 6-4-12 P.H.

Letter 56: Judith Krigsman (JK)

Board of County Commissioners

Testimony-Remand Hearing-June 4, 2012

Subject: Alternative 1 Central Kitsap and East Bremerton UGA

Boy, have I got something good for you! Commissions, here is the long awaited film "Illahee, "Saving Puget Sound, One Watershed At A Time" This says it all and why Illahee needs to be removed from the UGA and why Alternative I will fit beautifully into why we need to have a rural designation. However, there does need to be one correction for consistency in Central Kitsap UGA maps and not making us a rural island for the area east of Illahee Road to the shoreline. As my husband, Irwin pointed out to Eric Baker at our community meeting; this area needs to be included and to do otherwise make no sense. This conservancy shoreline will then match with the upland and the rest of the shoreline in Central Kitsap.

How do we thank you all for participating in this great film? Commissioner Brown and Christopher May you were great and I must say good sports and very photogenic in our Illahee Hollywood Production. Thank you, and I am submitting this for validating the Illahee story of why the urban and suburban care about our rural areas.

Think about it all, and what gives our community the best chance for your future communities to not be fractured. Think about the cumulative effects and battles fought over nature like timbering over owls, owls on loggers, dams on salmon, wolves on cattle, cattle on streams and so on and on it goes. With 55 million people, 28 million jobs, 13,000 local governments, 2,288 counties and lots of land of forest, mountains, canyons, lakes, streams, desserts and all the wildlife that they support, is there not reason for great scrutiny which elicits a multitude of responses. That is the beauty of having these great open meetings with such leadership as Eric Baker and Angie Silva have shown all of us.

You do really need Illahee in Alternative I, where deer can run the vast forest, and not be road kill, where those who choose to covet the city life may do so and where those that choose to can separate themselves with the perceived virtues of a more quiet lifestyle in a small community where our one road through town does not separate the shoreline from the upland and gives our community the best chance of success.

Hope you like the film production and importantly this film is further testimony in support of the remand Central Kitsap Alternative I including the addition sited above.

Thanks so much for all your help.

Judith and Irwin Krigsman
5171 Illahee Road NE
Bremerton, WA 98311

From: [Irwin Krigsman](#)
To: [Robert Gelder](#); [Charlotte Garrido](#); [Josh W. Brown](#)
Cc: [Eric Baker](#); [Angie Silva](#)
Subject: Remand CK UGA
Date: Wednesday, June 06, 2012 2:54:43 PM

5171 Illahee Road, N.E.
Bremerton, WA 98311
June 5, 2012

Kitsap County Board of County Commissioners
Kitsap County Planners: Eric Baker and Angie Silva
614 Division Street
Port Orchard, WA

This is a recommendation requesting consideration of proposed option changes to urban growth areas (UGAs) in Kitsap County. I have been an Illahee resident for well over twenty years and have been active in the community for all that length of time. I am confident that I reflect the position of many of my neighbors regarding the remand situation.

I therefore respectfully requested you consider the Illahee Community for removal from the Central Kitsap UGA and that the removal include the following:

- (1) Alternative 1 (for Central Kitsap and East Bremerton) be adopted along with a rural designation for the area east of Illahee Road to the shoreline.
- (2) Further, the Illahee eastern critical shoreline be removed from the UGA and joined to the rest of Illahee, and included in Alternative One.

Respectfully submitted,

Irwin Krigsman

From: [Eric Baker](#)
To: [Angie Silva](#)
Subject: FW: Silverdale UGA
Date: Thursday, May 24, 2012 12:52:21 PM

From: Tex [mailto:qedl1@q.com]
Sent: Thursday, May 24, 2012 11:59 AM
To: Eric Baker; Josh W. Brown
Cc: Richard Shattuck
Subject: Silverdale UGA

I've spent quite a bit of time reflecting on the UGA plans you presented. Recalling past discussions and concerns I am very much drawn to the option which includes the area north of 303 and east of Central Valley.

My reasons include:

1. There is a significant block of land that could be developed in a coherent way that would provide a welcome buffer between the Wheaton Way experience and Silverdale.

(This was a real concern in prior studies concerned of piecemeal encroachment from the east.)

2. From what I could see, the area already has sewer service that would preclude the need for a significant public investment.

3. The area has ready access to both Bremerton and Silverdale services. Commercial, educational, and medical.

4. It is large enough to include natural areas for recreation and storm water facilities lacking in smaller in-fill areas.

P.S. I have been impressed on the poise and thoughtfulness that you and Angie have demonstrated during this ordeal.

It's been an inspiration for me.

Sincerely

Tex

Submitted by Tex Lewis
@6-4-12 P.H.

PRESENTATION AT BOC MEETING
June 4, 2012

Letter 59: Tex Lewis (TL-B)

IM TEX LEWIS FROM SILVERDALE AND WANT TO SPEAK IN FAVOR OF THE UGA OPTION THAT INCLUDES THE AREA EAST OF CENTRAL VALLEY ROAD AND NORTH OF HWY 303. MY REASONS ARE:

- THERE IS A SIGNIFICANT BLOCK OF LAND THAT ^{AT} COULD BE DEVELOPED IN A COHERENT WAY. (THIS WAS A BIG CONCERN DURING THE 1998 STUDY OF THE SILVERDALE UGA.)
- I BELIEVE THE AREA ALREADY HAS SEWER WHICH WOULD PRECLUDE THE NEED FOR A SIGNIFICANT PUBLIC INVESTMENT.
- THE AREA IS CONVENIENT TO BOTH SILVERDALE AND BREMERTON COMMERCIAL, MEDICAL AND EDUCATIONAL SERVICES
- IT IS LARGE ENOUGH TO INCLUDE NATURAL AREAS FOR STORM WATER FACILITIES AND RECREATION LACKING IN SMALLER IN-FILL AREAS.



Kitsap County Comprehensive Plan Update



COMMENT CARD

Kitsap County is interested in the public's opinions and comments regarding the County's UGA Alternatives. These comments, questions and observations will assist Kitsap County in selecting a preferred alternative. To provide input, please comment below and specify which alternative (No Action, Alternative 1 or 2).

General ___ Kingston ___ Silverdale ___ C. Kitsap E. Bremerton ___
W. Bremerton ___ Gorst ___ McCormick ___ S. Kitsap ___ Other ___

Comments: I AM Arthur Pettit 3709 TRENTOAL AVE NE BREMERTON
AND MY WIFE AND MYSELF WANT OUR PROPERTY OF 3 1/2 ACRES
TO BE DESIGNATED AS RECREATION UNDEVELOPED ALTERNATIVE 1 IN OUR UGA.

To be included in an electronic mailing list for future information, please provide contact information below:

Name: Arthur Pettit Email: _____

377-9576

905 NE Paulson Rd
Poulsbo, WA 98370
June 4, 2012

BOARD OF KITSAP COUNTY COMMISSIONERS

c/o Eric Baker, Angie Silva
614 Division Street
Port Orchard, WA 98366

Re: Revised Central Kitsap Urban Growth Area

Dear Commissioners and Staff:

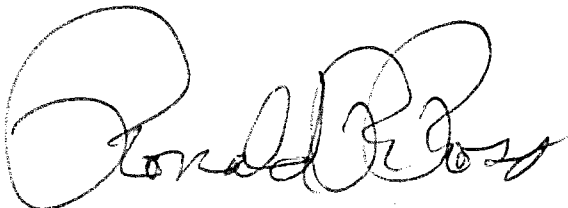
We strongly recommend Alternative 2 as the revised Central Kitsap Urban Growth Area. It represents a successful conclusion to the heavy work load and expense triggered by the remand from the Growth Management Hearings Board.

Alternative 2 is a greatly improved document where areas that were not suitable for development and impossible to serve with sewers have been removed and areas where sewer service is on site and the terrain lends itself to construction has been included. Both staff and elected officials can be proud of this current effort to accommodate future growth demands.

The approach was focused and logical producing a document that is currently workable and assuring future success in meeting growth obligations.

We ask you to approve Alternative 2 for the Central Kitsap Urban Growth Area.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron and Nadean Ross". The signature is fluid and cursive, with the first name "Ron" being particularly prominent.

Ron and Nadean Ross

From: [Eric Baker](#)
To: [Angie Silva](#)
Cc: [Heather Adams](#)
Subject: Fwd: Public Comments on Remand Alternatives
Date: Monday, May 28, 2012 5:07:09 PM

Sent from my iPhone

Begin forwarded message:

From: Robert Spearman <rob@digitaliseducation.com>
Date: May 28, 2012 1:47:49 PM PDT
To: <ebaker@co.kitsap.wa.us>
Cc: Karrie Berglund <karrie@digitaliseducation.com>
Subject: Public Comments on Remand Alternatives

We believe the county's zoning should serve to preserve what makes Kitsap County such a unique and wonderful place to live and work. We would highlight our beautiful coastlines and waterways, natural forested beauty, clean air, and relatively light traffic.

People choose to live in an area primarily for the quality of life and work, or links to family. We decided to move here from Seattle with a young business almost 10 years ago for all of these reasons. The county can affect the quality of life and work through zoning and encouraging low impact recreational resource development.

We live in the Illahee area being considered for removal from the UGA. We prefer Alternative 1 with the further subtraction of the north Illahee shoreline areas from the UGA as suggested by other commenters for the following reasons:

1. These areas generally contain steep slopes and ravines which naturally limit building density and make sewerage the area expensive.
2. The original UGA sizes were too large not just because of the density issue that caused this remand, but because the population projections they were based upon were unrealistically large (see latest OFM projections, for example).
3. This would greatly reduce development within the areas that the Illahee Preserve would like to purchase or obtain conservation easements upon once funding is secured. Once developed, these properties could split up the envisioned future preserve area and impact the ability to protect the entire Illahee creek watershed.

4. This would also reduce the threat to the native forested areas on properties near the preserve that act as a buffer and further wildlife habitat, not to mention the ecological and aesthetic benefits for the community.
5. Shoreline areas are ecologically sensitive and should not be developed to UGA densities where not already at that level of development. Leaving the shoreline areas of Kitsap County largely out of UGAs makes a lot of sense, and will help preserve the natural beauty of the county from our waterways and benefit recreational opportunities.
6. We believe we do not have enough low impact recreational opportunities in Kitsap County such as hiking and bike trails. We dream of public/private partnerships that could create a trail between the Illahee Preserve and Illahee State Park. Extending this even further down the Manette peninsula might be possible, but all of this would be even more unlikely if these areas remain in UGAs and are more densely developed. Having large undeveloped natural areas so close in to a city such as Bremerton is a true gem, but without a trail system it is largely unrecognized and under appreciated, and thus open to being lost forever.

Sincerely,

Robert Spearman & Karrie Berglund

From: [Kitty Wade](#)
To: [Angie Silva](#)
Subject: 2012 Comprehensive Plan Remand
Date: Thursday, May 10, 2012 7:42:16 PM

I live on Fernwood Ct NE, Bremerton and received the possible rezoning notice. I went online and see our area is maybe going to go rural (I think, website is difficult to navigate and documents hard to understand). I was trying to read the plan but it does not seem to be included online, or I could not find it. What is the possible impact to our area? What does going rural mean? Thank you, Kitty

email: kitty919@comcast.net

From: [Nathan & Lois Yuhl](#)
To: [Angie Silva](#)
Subject: Suggestion re CK UGA
Date: Tuesday, June 05, 2012 2:36:12 PM

We live in the CK UGA and prefer Alternative #1 and removal from the UGA. We live on the water—on Darling Road, a short dead-end road between Tracyton and Windy Point—in the Plat of Fairview Beach. We’ve lived here for 45 years.

We suggest that Alternative #1 is a good alternative for the east side of Dyes Inlet, which, importantly, supports an Indian Fishery. Additional development along the water will result in additional ground water and pollutants running into the Inlet.

1. Most lots in the Plat of Fairview Beach are too narrow to develop under urban zoning. However, two adjacent lots were recently purchased by a developer, vegetation was removed, utilities were installed; the grounds are now ready to build houses. We live right next door. Since the vegetation was removed and the land compacted, these lots no longer function as a sink for groundwater. After heavy rains, the ground on our property becomes so saturated that, now, a small stream of water runs behind our ADU and water pools on its garage floor. Also, a stream of water springs up in the crawl space of our house and runs into our basement. We say this only to point out our experience with what we understand is not an uncommon problem as land development takes place.
2. It seems to us that the next step to urban development along the water will be installation of sewers. Again, our experience: Years ago, Commissioner Gene Lobe polled area residents as to their desire for sewers in the area (results were negative). At that time, sewers would have been installed in the beach. At this time, with all the concern for Indian fisheries, that doesn’t seem to be a viable alternative. We’re not aware of what are other alternatives. For us, we have a Glendon system and do not want the expense of connecting to sewer and the additional expense for our Bremerton water.

Sincerely,

Nathan Yuhl and Lois Yuhl
1195 Darling Rd NW
Bremerton, WA 98311
360-377-6248
pinkdogwood@wavecable.com

June 4, 2012

Dear Board of County Commissioners,

We want to first thank you for the opportunity to attend a public open house on May 15, 2012, regarding the comprehensive plan and the challenges that our county is facing in updating this plan. We next would like to express our appreciation in advance for this opportunity to contribute our requests prior to your decision regarding the update of this comprehensive plan.

We would like to reference the attached maps in giving clarity to our request regarding parcels that we own just outside of West Bremerton. As you can see from **exhibit A**, we are right in the middle of several zoning areas and on **exhibit B and C** you can see specifically which properties we are referencing. For clarity we would like to speak of these two sections as the Northern piece and the Southern piece as referenced on **exhibit C**.

In the current Comprehensive Plan our Northern Piece is contiguous to the city to the North, to the UGA (10-18 DU/AC) on the East and the UGA (4-9 DU/AC) to the south (which happen to be our Southern Piece) and is on your radar for alternative 1, which removes it from the UGA all together.

We are requesting 2 considerations;

#1: either the 'no action plan' or the 'alternative 2 plan' as we prefer no impact on our Southern piece. To do otherwise would make this property virtually worthless. Additionally, this parcel of 16 lots has ready access to all utilities and is fronting Kent Av. W. for ready access.

#2: Under either of the plans above (no action or Alternative 2), to bring our Northern piece into the UGA, as it is bordered by public water, sewer and paved roads (Kent Av. W). The infrastructure is in the street and as you can see from **exhibit D** there are homes located just across the street (east) from our Northern Piece with all utilities in these occupied homes, so utilities are readily accessible.

We believe this meets the primary objective of fulfilling the requirements of the GMA and Kitsap County's comprehensive plan update as explained at the public meeting we attended as stated above.

Exhibit E is simply to offer cleaner lines to view our Northern Piece and our Southern Piece.

The tax account numbers that are on the Northern Piece are;

4624 003 002 01 through 4324 003 016 00

The tax account number for our Southern Piece;

4624 016 001 00 through 4324 016 013 00

Please see **exhibit F** which is circle with a blue marker to show both pieces with the tax account numbers.

In closing we would again like to express our gratitude for this opportunity and quickly condense our request;

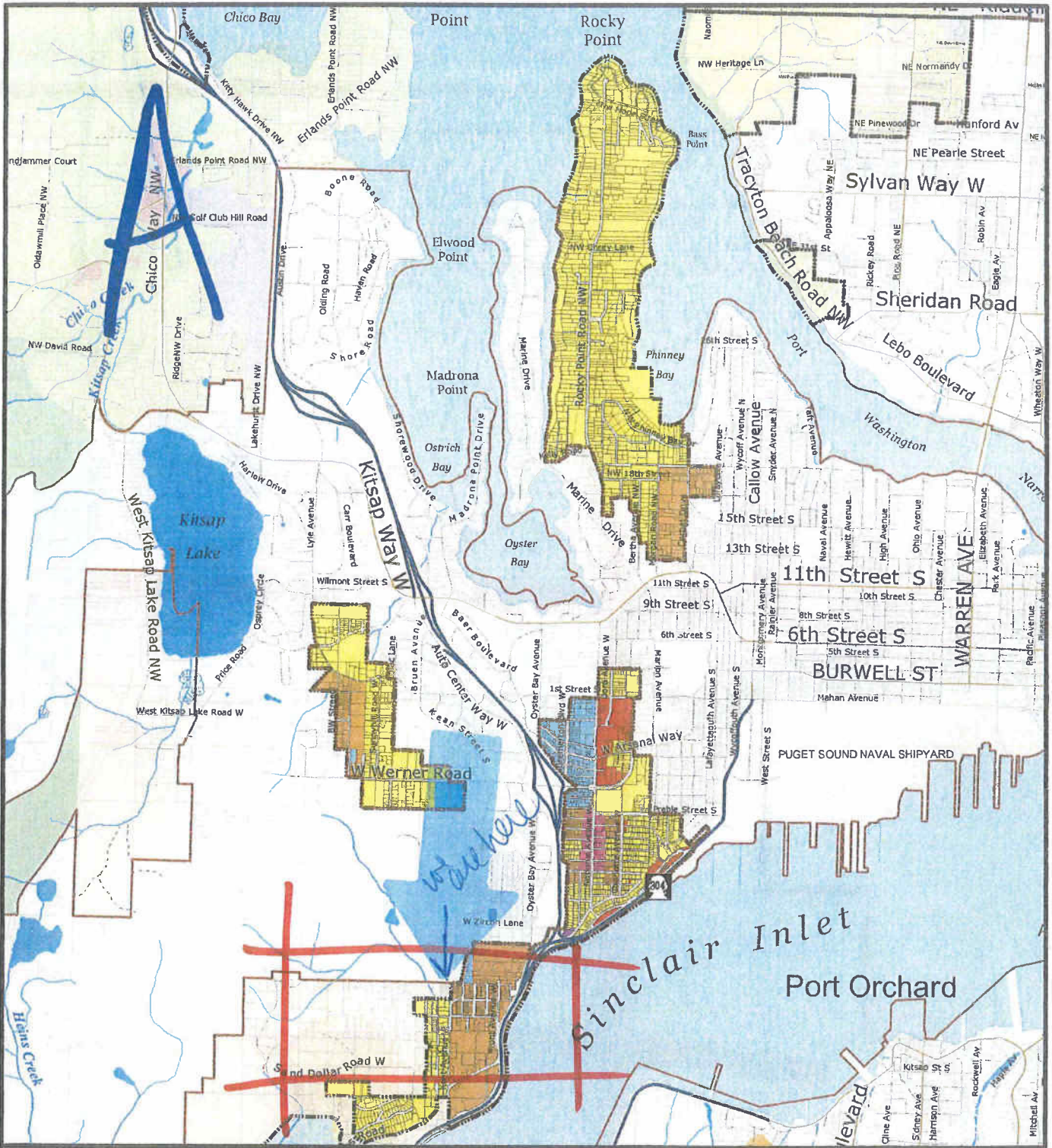
We would like to have no impact on the zoning of our Southern Piece of property and to remain in the UGA and are asking for an amendment to the UGA and to include our Northern Piece, as it will have no economic impact to the county for the needed infrastructure to be a part of the UGA and would meet the county's goals.

Most Sincerely,

Leila Avery

Jacqui Curtiss

Owners of record



- Legend**
- Highway/Tourist Commercial (10-30 DU/Ac)
 - Mixed Use (10-30 DU/Ac)
 - Industrial
 - Urban Low Residential (4-9 DU/Ac)
 - Urban Medium Residential (10-18 DU/Ac)
 - Park (Kitsap County)
 - Unincorporated Urban Growth Area
 - Incorporated City
 - State Highway
 - Arterial
 - Collector
 - Tax Parcels

KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES

This map represents the Zoning Map adopted with Kitsap County's Comprehensive Plan as approved by the Kitsap County Board of Commissioners on May 11, 1993. This map is effective as of June 11, 2007.

The zone designated on this map is defined in the text of Kitsap County Ordinance No. 218-1998 (zoning Ordinance) which is available from the Department of Community Development.

This map was developed for general informational purposes. The user of this map must assume full responsibility for determining its suitability for other purposes.

Amendments:
 February 8, 2001 - Forest Reserve Lands
 April 19, 2001 - Suburban Rural Village
 May 15, 2001 - Mixed-Use Planning Area
 July 11, 2001 - Port District Rural Reserve Zone
 June 16, 2001 - Mixed-Use Centering Plan
 June 10, 2002 - Ord No. 274-2002 Comprehensive Plan/ zoning Amendments
 September 8, 2003 - Ord No. 186-2003 (Bike Corridor)
 December 8, 2003 - Ord No. 314-2003 Comprehensive Plan/ zoning Amendments
 October 29, 2004 - Ord No. 228-2004 Comprehensive Plan/ zoning Amendments
 December 21, 2005 - Ord No. 320-2005 Comprehensive Plan/ zoning Amendments
 December 11, 2006 - Ord No. 370-2006 10-Year Update
 June 11, 2007 - Ord No. 384-2007 Approval of Urban Redesign Study (URS)

Map Date: December, 2007

Bremerton West Urban Growth Area Zoning



Kitsap County Department of Community Development
 614 Division Street, MS-36
 Port Orchard, Washington 98365
 VOICE (360) 337-7181 • FAX (360) 337-4925



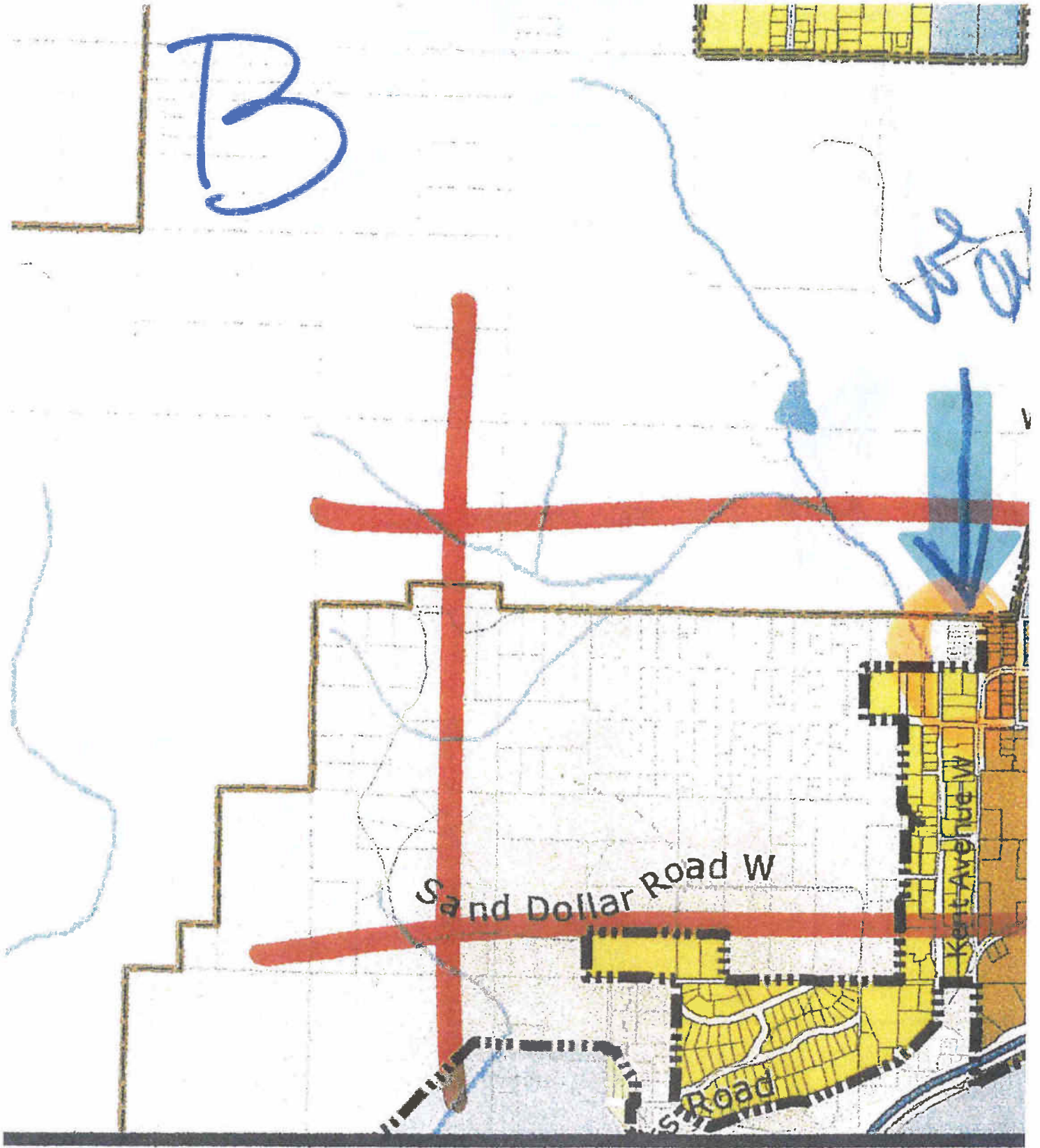
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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

DRAFT

Map Date: December, 2007





KITSAP COUNTY COMPREHENSIVE PLANNING MAP SERIES

1 (10-30 DU/Ac)

This map represents the Zoning Map adopted with Kitsap County's Comprehensive Plan as approved by the Kitsap County Board of Commissioners on May 7, 1998.

Brem



27

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Courtesy Of Leila Avery

The data within this report is compiled by Cardlog's firm and/or other sources. It is deemed the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipalities.

E

Kitsap County Parcel Search

Legend
Parcels
Road Names

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

7N

DAVIS STREET

16	1	16
15	2	15
14	3	14
001-00	4	002
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12	6	11
11	7	10
10	8	9

001-00	16	016-00
002-01	15	015-00
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001-00	16	016-00
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HARBOR DRIVE

16	1	16
15	2	15
14	3	14
018	4	017
12	5	12
11	6	11
10	7	10
9	8	9

16	1	16
001-01	2	013-00
	3	14
4624	4	016
005-00	5	12
	6	11
	7	10
007-00	8	9

16	1	015-00
001-03	2	014-00
	3	14
4624	4	013-00
004-01	5	015
	6	11
	7	10
	8	009-00

EARHART STREET

16	1	015-00
15	2	
14	3	014-00
019	4	022-00
12	5	12
11	6	11
10	7	10
9	8	9

16	1	001-00
	2	13
005-01	3	11
006-00	4	10
	5	9
007-00	6	8

001-05	16	013-00
	15	9501170109-A
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002-00	13	002-00
4624	12	9501170109
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SIXTH AVENUE

AVENUE W

THIRD AVENUE

VIKING STREET

RENT

ASSESSORS
LAT OF
BOOK 21

16	1	AFN 9402220105
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14	3	014-00
13	4	033

16	1	001-01 (2)
15	2	
14	3	

(HIGH STREET
06

May 24, 2012

Angie Silva, Senior planner/Policy Analyst
Kitsap County Special Projects
614 Division St MS-4
Port Orchard, WA 98366

RE: UGA Remand

Dear Ms. Silva,

The projected population growth for the South Kitsap/Pt. Orchard area, per your paper dated May 15, 2012, is 8,506 persons. At 3.5 persons on average per household, 2,430 housing units will need to be built, so using 6.5 homes per acre as indicated in the UGA Alternative #1, 374 acres are needed.

In 2009, Pt. Orchard annexed five different areas of property into the city limits. Most were commercial, but the biggest, McCormick Woods, added 1,676 acres. Had this not been annexed, I would assume it might have been part of the UGA, which would have added an additional 755 acres of possibly buildable land (1,676 minus 55%).

Alternative #1 is approximately 4,000 acres which allows 1800 acres of potential land to build on (4000 minus 55%, or 2200). The total of McCormick Woods addition and Alternative #1, 2,555 acres, should most certainly contain enough acreage to provide those 374 acres for the projected population increase by 2025.

Also to be considered is the much higher potential cost to the County in Alternative #2 for sewer pumps and infrastructure for the area where Cool Creek Canyon lies immediately south of Sedgwick on Phillips Road. According to Eric Baker at the May 17th Open House, it would cost \$52 million more for Alternative #2 than #1. Should the developers in that area fail to get financed due to the economy, this would be a much larger financial burden for the County and the taxpayers.

I urge you to strongly consider choosing Alternative #1.

Sincerely,



Loretta J. Anderson
3255 SE Baker Rd.
Port Orchard, WA 98367

June 4, 2012

Angie Silva, Sr. planner
Kitsap County Special Projects
614 Division St. MS-4
Port Orchard, WA 98366

Dear Ms. Silva,

In reference to the UGA Remand, the population projection by the County for 2025 is 8,506

According to a Port Orchard Independent newspaper article in June 2008, the city has a capacity, in Port Orchard proper, to absorb only about 3,000 people in population increases.

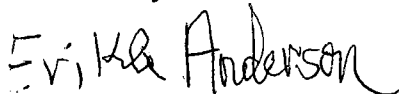
An earlier article in November 2007, spoke of a McCormick Woods master plan for a subdivision called "McCormick Woods Village", which would have had the capacity for nearly 4,200 homes, holding a potential population of 10,000. The subdivision was not carried through, but most of the land is still buildable.

McCormick Woods had been considered Urban Growth Area prior to its annexation into the city of Port Orchard in 2009. The annexation added over 1,600 acres and the potential of room for more than 4,000 homes.

Since there is already area within the city limits of Port Orchard to easily handle the projected population increase, why then do we need a larger UGA?

I urge that we go with Alternative #1 for South Kitsap.

Yours truly,



Erika Anderson
3255 SE Baker Rd.
Port Orchard, WA 98367



CITY OF PORT ORCHARD
Mayor

216 Prospect Street, Port Orchard, WA 98366
Voice: (360) 876-4407 • Fax: (360) 895-9029
themayor@cityofportorchard.us
www.cityofportorchard.us

Letter 68: City of Port Orchard (CPO)

June 1, 2012

Kitsap County Commissioner Brown
Kitsap County Commissioner Garrido
Kitsap County Commissioner Gelder
614 Division Street, MS-4
Port Orchard, WA 98366

RE: Kitsap County 2006 Comprehensive Plan Remand and the Port Orchard Urban Growth Area

Dear Kitsap County Commissioners,

Thank you for the opportunity to review and comment on Kitsap County's update of the 2006 Comprehensive Plan, as required by the Growth Management Hearings Board. This letter is to serve as the City of Port Orchard's comments regarding both the Port Orchard/South Kitsap Urban Growth Area and the McCormick Woods / ULID #6 Urban Growth Area (Urban Growth Area is hereafter "UGA"). The effort and quality of documents provided by Kitsap County in regards to this Comprehensive Plan Update are a testament to the hard work and talented staff and consultants that Kitsap County has tasked with this challenging endeavor and those efforts should be complimented.

CPO-1

I trust this letter and the concerns and recommendations discussed below will be included as part of the County's official record; and will be considered in regards to the preferred alternative selection and for any final approvals for the Kitsap County Comprehensive Plan update.

McCormick Woods / ULID #6 Urban Growth Area:

The City of Port Orchard officially requests selection of Alternative 2 as the preferred alternative for the McCormick Woods / ULID #6 Urban Growth Area in regards to the final adoption of the Kitsap County Comprehensive Plan.

Alternative 2 provides for the inclusion of four essential City owned capital facilities parcels (Assessor Parcel Numbers# 082301-2-001-2005, 072301-1-006-2003, 052301-1-031-2004 & 052301-2-012-2005) with a Kitsap County Comprehensive Land Use Designation of Public Facility. The inclusion of these parcels are intended for solely municipal purposes for water service and stormwater capital facilities needs to serve the

CPO-2

incorporated areas and the request is that they are included without conditions or requirement of permanent covenants within the Urban Growth Area as such. The inclusion of these parcels within the urban growth area will expedite the construction of this essential capital facilities infrastructure.

CPO-2
cont.

Port Orchard / South Kitsap Urban Growth Area:

The City of Port Orchard's preference would be for either Alternative 2 or Alternative 3 for the Port Orchard / South Kitsap Urban Growth Area as they both provide for the inclusion of the south extension of Bethel Avenue to connect with Highway 16.

The long-term transportation improvement requirements for this area would benefit from an additional urban connection to Highway 16 to offset impacts to the existing two Highway 16 connections. Inclusion of the extension of Bethel Avenue to and across Highway 16 would allow the City and the UGA to benefit from this existing infrastructure and to begin the long-term work with WSDOT for a possible Highway 16 on and off ramps at Bethel Avenue. The City's preference is best illustrated in Port Orchard / South Kitsap UGA Preliminary Alternative Maps for Alternative 2 or Alternative 3. The City of Port Orchard requests that the south extension of Bethel Avenue to and across Highway 16 is also included in the preferred alternative and within any adopted Kitsap County Comprehensive Plan updates.

CPO-3

General Comments for All Port Orchard Urban Growth Areas and Alternatives:

The City of Port Orchard requests that all final documents and the preferred alternative clearly illustrate the Bethel North Corridor and the McCormick West as areas that have since been annexed into the Port Orchard City limits.

Both of these areas have effectively been annexed into the City limits pursuant to the requirements of annexation under RCW 35.13. Acknowledging the annexation of these two areas (and inclusion within the Kitsap County Comprehensive Plan Update preferred alternative), is consistent with the Growth Hearings Board request: *"the Board anticipates the County's compliance will be taken in light of 2011-2012 local circumstances."* as identified in the Case 07-3-0019c Final Decision and Order dated August 31, 2011, Page 62.

CPO-4

Thank you again for the opportunity to provide comments and requests for the update of the Kitsap County Comprehensive Plan. The City of Port Orchard looks forward to the County's careful consideration of the concerns and recommendations expressed by the City, as part of the Kitsap County final adoption of the Kitsap County Comprehensive Plan update.

Please feel free to contact my office should you have any questions.

Sincerely,

CITY OF PORT ORCHARD

A handwritten signature in blue ink that reads "Tim Matthes". The signature is written in a cursive style.

Tim Matthes
Mayor

CC: Port Orchard City Council, 216 Prospect St., Port Orchard WA
James Weaver, City Development Director, City of Port Orchard
Eric Baker, Special Projects Manager, Kitsap County, 614 Division St., MS-4A Port Orchard, WA
Larry Keeton, DCD Director, Kitsap County, 614 Division St., Port Orchard, WA
Gregory Jacoby, Port Orchard City Attorney

From: [Horner, Mike \(US\)](#)
To: [Angie Silva](#)
Subject: Remand
Date: Wednesday, June 06, 2012 4:29:49 PM

Angie, we traded phones calls right before I left town for work about two weeks ago and I really appreciated you calling back. Unfortunately I just got back from out of town and I pulled up the website for this and just realized the deadline was today at 4:30pm. I have not had enough time to determine how this change would specifically affect the zoning of my property but if it reduces the amount of lots per acre I can build it would be very concerning and I would want to find a way to avoid that. I have spent a lot of time and money with designs on this property for additional units since the zoning allowed it. This is one of the largest pieces of property in that area, one side of my property is bordered by a large housing complex with probably eight acre lots. Since I have been gone for work and am trying to prepare anything you need now please let me know what I can do to continue to understand what the zoning change means to me and how I can keep my current zoning. 3061 spring creek rd port orchard wa

Thank you,

Michael J Horner

Vice President - Retail
Jones Lang LaSalle Americas, Inc.
tel + 1 253.272.4662 x16
cell + 1 360.620.5575
fax + 1 312.470.4485
mike.horner@am.jll.com

www.jllretail.com

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Kitsap County Planning Department
Port Orchard, WA

June 6, 2012

Dear Sirs:

The following are concerns that I feel should be considered regarding the UGA Remand 2012 for South KITSAP Especially for the Lake Emelia /Long Lake Critical Area.

WSPH-1

1. Please advise to adopt proposition # 1.

2. Fortunately. The state got it right.

WSPH-2

3. The UGA's were to large to begin with/ were expanded by Kitsap County to accommodate special interests groups.

4. No explanations were given of the term "Stake Holder Groups" It was requested at public hearing but none was given.

WSPH-3

5. There is no existing infrastructure in the lake Emelia and Long lake area.

6. Expanded UGA's put wetlands and wild life habitat.at risk.

WSPH-4

7. Recommend the area's south of Baker Rd. and west of Phillips rd. including the proposed Ridgeline project be excluded from the UGA.

WSPH-5

8. Recommend all existing proposed projects in the remanded area be reconsidered, retracted or divested due to being allowed under under false pretenses awnd faulty information.

WSPH-6

9. RCD, s are no benefit to the local community.

10. Planning is more than just "hitting the numbers"---The decisions impact the real lives of the local residents and wild life.

WSPH-7

Sincerely,

RECEIVED-Kitsap
Dept. Comm. Devel.

William E. Simmons

JUN 06 REC'D

And

Peggy Henry

3338 Baker Rd. S. E

Port Orchard, WA98367 360-876-2122

From: [Charlotte Garrido](#)
To: [Eric Baker](#); [Angie Silva](#)
Subject: FW: Contact from the Website
Date: Thursday, June 07, 2012 8:39:16 AM

Here is another opinion for the Remand.

C

From: Jcsven@aol.com [mailto:Jcsven@aol.com]
Sent: Wednesday, June 06, 2012 7:01 PM
To: Charlotte Garrido
Subject: Contact from the Website

Commissioner Garrido,

My wife and I own and reside upon 2.5 acres located south of Sedgwick Road, north of Bielmeier Road, and between Phillips and Bethel. We question the need to designate this area as part of the Urban Growth Area and enjoy the rural and semi-rural nature of much of the surrounding area. A number of my neighbors share this view. The recent downward revisions to the County populations projections would seem to be further indication that this area and perhaps similar areas need to be designated as urban.

I appreciate your consideration regarding this matter, and request that we be advised regarding decisions pertaining to revisions to this part of the South Kitsap UGA.

Sincerely,

James Svensson
Phone (360) 876-4363

From: [frank tower](#)
To: [Angie Silva](#)
Subject: urban growth.
Date: Wednesday, June 06, 2012 4:05:14 PM

Kitsap County Com

I have been informed that new boundries for growth are beiong considered. It is respectfully requested that our property located on Baby Doll Road not be changed from its current designation I.E. 4 or more units per acre. We bought this property for a couple of reasons. One is that we are semi-retired and had plans to split it among our 10 grand children and five children,

This would give them a place to build close to town and this would be a great help to them. If this did not work out it would help fund our retirement. I am 71 years old, served my country for 30 years and finished rairsing our children and now work 7 days a week just to save what we have. This is what our present economy has done for us. A down grade at

this time would further devalue our asset, which has fallen far enough due to the present mess our economy is.

Port Orchard city limits are not far away and we are close to all the city amenities: schools, shopping and medical facilities. living this close in would help save time, money and fuel for our large family.

Again it is respectfully requested not to have our destination changed.

Frank & Christine Tower

From: [Jim Way](#)
To: [Angie Silva](#)
Cc: ["Jeff Way"](#)
Subject: RE: Remand
Date: Tuesday, May 08, 2012 10:56:50 AM

Hi Angie,

We would like to move forward with trying to incorporate our properties, tax parcel 102301-4-016-2000 and parcel 102301-4-015-2001 into the UGA. We share a line with the UGA now with neighbors next to and across the street being in the UGA. It is apparent to us, being so close to Albertsons and the other commercial uses on that corner that a rural protected zoning does not fit. There should be a better transition from HTC to rural. We would entertain both an HTC zoning or some kind of Urban (possibly UL).

Please let me know what other steps I can do to help this process.

Thanks,
Jim



231 SW Wilkins Dr., Port Orchard, Wa 98366
Office: 360-874-1800 Fax: 360-874-1833

www.pristinehomesllc.com

From: Angie Silva [mailto:ASilva@co.kitsap.wa.us]
Sent: Tuesday, May 08, 2012 5:45 AM
To: Jim Way
Subject: RE: Remand

There are several annexation methods under state law. The City typically uses the property owner petition method where they must receive 60% of the assessed value of the annexation area to annex. Also, this remand effort is looking to reduce the UGA sizes, particularly in residential, so in theory if the properties are included, the County would have to remove properties elsewhere. Hope this helps.

From: Jim Way [jimway@pristinehomesllc.com]
Sent: Monday, May 07, 2012 9:58 PM
To: Angie Silva
Subject: Re: Remand

Angie,

Enjoyed looking at the sun from my desk!

So, if we were to be moved into the UGA and our neighbors have been annexed into the city, would we most likely end up being annexed also?

Thanks,
Jim

Sent from my iPhone

On May 7, 2012, at 4:38 PM, Angie Silva <ASilva@co.kitsap.wa.us> wrote:

Hi Jim,

Hope you're enjoying the beautiful day. I would submit comments to me for consideration and please include the specific parcel numbers and the desired zoning. These comments will be forwarded to the Commissioners for their consideration.

From: Jim Way [jimway@pristinehomesllc.com]
Sent: Monday, May 07, 2012 1:19 PM
To: Angie Silva
Subject: Remand

Hi Angie,

My name is Jim Way and I am one of the owners here at Pristine Homes. We own a few parcels at 5870 and 5842 Sidney rd that share a property line with the UGA. How would we go about being included in the upcoming amendments?

Thanks,
Jim

<image001.jpg>

231 SW Wilkins Dr., Port Orchard, Wa 98366
Office: 360-874-1800 Fax: 360-874-1833

www.pristinehomesllc.com

May 26, 2012

To: Kitsap County Commissioners
From: Leslie Yuenger

Subj: Port Orchard Urban Growth Area, Alternatives 1-4

With a publicized need to amend the current UGA based upon the last Census, I have studied the current and alternative Port Orchard UGA's and provide my opinion and selection of my preferred alternative in this document.

I have looked upon these alternatives with an eye to "what would benefit Port Orchard" in the long run. I have lived in south Kitsap County for the past 26 years and have seen an enormous amount of growth, sometimes (in my opinion) apparently focusing on the county coffers, rather than what was best layout for the community.

The current UGA seems to be poised for aggressive growth, but our economy doesn't support it. There are far too many strip malls that are empty. I advise that commercial builders be required to occupy current construction instead of new construction until such time as the strip malls are consistently occupied at a 90% rate. Perhaps an incentive to the commercial builder would prevent our community from looking like an abandoned inner city. (has anyone counted the number of empty structures recently?)

Whenever I see land stripped with the intent of construction, then left fallow with an unknown future, I am heartbroken. To destroy our environment for economic gains....followed by nothing is a waste.

Alternative 1 somewhat reduces the City's footprint from the north and southern boundaries which I see as a good move, but not enough.

Alternative 2 is my choice. It significantly reduces the City's footprint from the northern boundary and continues to concentrate the core of the City.

Alternative 3 but such a reduction of the southern boundary doesn't make much sense.

Alternative 4 appears to only benefit those living in McCormick woods and it greatly expands an industrial area that I am opposed to. We have an industrial area near the airport, when we've already enhanced the utilities and road. Why would we want to expend additional funds for a second area? It would completely destroy the rural beauty of that area.

While growth is desired by many, it must be focused and controlled. Uncontrolled growth merely to line the coffers of a city or county purse is destructive to the community.

After tearing down Bethel Feed in preparation for Home Depot development, what caused it to stop?

Why did Costco change their minds and move their location from Port Orchard to Gig Harbor?

Hearing that Microsoft was looking for new commercial space....hopefully near the airport, why did they go away?

What other ventures that would have benefited the county/city if placed in the appropriate location failed to materialize?

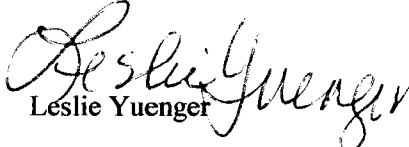
I supported those applicants because it would have provided a lot of jobs to our community...I did not support the NASCAR attempt.

Is Kitsap County making it too difficult and too expensive?

Thank you for taking your time to read my concerns.

If you have any questions for me, you may contact me at mlyuenger@wavecable.com.

Regards,


Leslie Yuenger

