

Comprehensive Plan Remand Update - Comments Received 4/27/26 - 5/12/26

Name	Date Submitted	Comment
Danna Olsen	4/27/2026 6:20 PM	<p>Tell the state to go to hell with their ridiculous requirements!! It's no wonder people are moving out of Washington and other democratic stars that are over regulated!! Their demand for Kitsap county to make changes to it's comprehensive plan is a joke! Just look at the stupid things they told you that you area't in compliance with. We have a bunch of stupid liberal idiots down in Olympia who all need to resign! Can't stand how over regulated this state is with a bunch of clowns making our laws. Maybe they should just worry about removing the illegals that we are pay taxes to support and getting rid of all the sanctuary state policies here instead of trying to harass Kitsap county officials over their comprehensive plan which us just fine. We don't need more low income housing-- we have so many new low income apartments now in port orchard and they have made ste roads much more crowded and lowered our property values! Their other demands for changes are so dumb. Tell them that!</p>
		<p>I appreciate the County's work to address the requirements of the Growth Management Remand and statewide planning obligations. However, I would like to raise several concerns regarding the potential impacts this ordinance may have on agriculture, equestrian facilities, and rural operations within Kitsap County.</p> <p>1. Wildfire and WUI-Related Requirements The ordinance introduces policies supporting Wildland-Urban Interface (WUI) planning measures, including defensible space, emergency access, emergency water supply, and wildfire mitigation standards. While wildfire preparedness is important, these policies could result in significant future costs and permitting barriers for working farms, barns, boarding facilities, and other agricultural operations if implemented without agricultural flexibility or exemptions. Many agricultural properties operate on existing rural infrastructure that may not reasonably accommodate:</p> <ul style="list-style-type: none"> * Expanded access width requirements * Redundant ingress/egress requirements * Extensive vegetation clearing * Additional water storage infrastructure <p>I encourage the County to ensure that future code updates recognize the operational realities of agricultural lands and avoid applying urban-style standards to working rural properties.</p> <p>2. Emergency Access and Facility Siting Concerns The ordinance includes policies related to emergency evacuation planning and the siting of facilities in hazard areas. These policies may unintentionally create obstacles for:</p> <ul style="list-style-type: none"> * Existing agricultural operations * Equestrian and boarding facilities * Agritourism and diversified farm activities <p>Rural agricultural properties often rely on existing road systems and parcel configurations that differ significantly from urban development patterns. Future regulations should provide</p>

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Dawn Oien	5/11/2026 6:54 AM	<p>flexibility and practical standards for agricultural uses.</p> <p>3. Need for Stronger Support of Agriculture</p> <p>The ordinance includes language supporting food systems and local food access; however, much of the focus appears directed toward community-scale or urban agriculture concepts. Additional recognition should be given to:</p> <ul style="list-style-type: none"> * Working farms * Equestrian operations * Agricultural economic viability * Diversified agricultural uses that help sustain rural landowners <p>Modern agriculture frequently depends on multiple compatible income streams to remain economically viable. Policies should support, not unintentionally restrict, those activities.</p> <p>4. Recommendation</p> <p>I respectfully request that the County:</p> <ul style="list-style-type: none"> * Clearly recognize agriculture and equestrian operations in future implementing regulations * Provide agricultural flexibility within future WUI and emergency access standards * Avoid disproportionate infrastructure requirements on existing rural operations * Continue engaging agricultural stakeholders before adoption of implementing code changes <p>Agriculture remains an essential part of Kitsap County's economy, culture, open space preservation, and rural identity. Future implementation of this ordinance should ensure that working agricultural lands remain viable and sustainable.</p> <p>Thank you for your consideration.</p>
Christie Schultz	5/11/2026 10:34 AM	<p>Dear Sirs/Madams: In regards to the final input for the GMA remand: I would like to bring again to your attention a group of parcels known as "the Fisher Development: The Outlook" these are on the furthest eastern end of 30th street, parcel #072402-2-104-2000 (Application #26-00781) and associated properties known as the "Fisher Platt."</p> <p>As I understand it, some (if not all) of these parcels owned by Mr. Fisher have been bid upon by Great Peninsula Conservancy, with an eye toward turning them into a preserve of some kind. Our neighborhood has shown an interest in this land becoming a preserve, with trails and passive recreation features.</p> <p>The core problem with these parcels is this: these parcels are ALL zoned as "red" that is high hazard BY THE COUNTY due to their proximity to the sliding cliff on the shore-ward side. I've written MANY letters regarding this, the cliff continues to deteriorate, and just to the north of this site is Bahia Vista, which the county spent considerable money to stabilize. It's not suitable for a developer to put in 200 homes at nine-to-an-acre as Mr. Fisher wishes to do for his "Outlook" project.</p> <p>The plat is also atop the Seattle Fault Fracture zone, and while the downslope plats are rated as "seismic hazard" the upslope plats are not. Faults do not stop at the shoreline... they continue inland. I find it curious that the County would do such a thing.</p> <p>For some bizarre reason, especially in light of the fact there is no sewer to this plat, none expected (the City of Bremerton will have to do this, since the plat is in the UGA for that city) and the necessary lift station will be expensive, the County decided to zone this at nine to an acre, EVEN THOUGH IT IS IN THE BREMERTON UGA AND BREMERTON WILL BE PROVIDING UTILITIES.</p> <p>In light of ALL this input, I would again recommend that the County reverse their up-zoning of this plat, back down to some sort of zoning compatible with the red "slide hazard" designation. The region might even come out of the UGA because it IS zoned RED. Mistakes were made by past County authorities, and those buying the property probably feel they were duped slightly. This lack of transparency is not my problem. My own home is not that far away from both Bahia Vista and the Fisher plat, and I don't want to see the whole slope destabilized.... it has happened before.</p> <p>Thank you for your time.</p>

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		<p>Washington Legislatures have passed several Bills that encourage UNIT LOT SUBDIVISION, such as:</p> <p>ENGROSSED SECOND SUBSTITUTE SENATE BILL 5258 Chapter 337, Laws of 2023 68th Legislature 2023 Regular Session</p> <p>Sec. 11. RCW 58.17.060 and 1990 1st ex.s. c 17 s 51 are each amended to read as follows:</p> <p>(3) All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots.....</p> <p>These laws have been supported by nearly unanimous approval among a group of legislators that most frequently strongly opposed.</p> <p>Although Kitsap cities have adopted these laws, Kitsap County DCD does not seem to recognize these laws.</p> <p>An update should reflect this legislation.</p>
Ron Thomas	5/12/2026 10:56 AM	Specifically, Kitsap zoning for Suquamish SVP (Suquamish Village Residential zone) provides a minimum lot size of 4000 sq ft. However, 17.420.056 Limited areas of more intensive rural



May 11, 2026

Kitsap County Board of Commissioners
Kitsap County Administration Building
614 Division Street
Port Orchard, WA 98366

Via email: KitsapCommissioners@kitsap.gov
Cc: Garrett Ballew, Department of Community Development, gballew@kitsap.gov

Re: The Proposed Ordinance Amending the Comprehensive Plan Pursuant to the Remand Order

Chair and Commissioners,

On behalf of the Kitsap County Association of REALTORS® (KCAR), I submit this letter for the May 11 public hearing on the Comprehensive Plan Remand Order Ordinance. **KCAR supports the County’s efforts to timely complete the remand process and bring the Comprehensive Plan into compliance with applicable state and regional requirements.**

KCAR’s priorities in this process are straightforward. Kitsap County needs a plan that uses accurate land capacity assumptions, preserves realistic housing growth potential, and supports a range of housing options for local workers, families, seniors, and first-time buyers. We support updates that improve the Land Capacity Analysis methodology and help to ensure the Comprehensive Plan reflects realistic and buildable housing capacity. We also support practical wildfire preparedness policies.

As the County considers the remand ordinance, KCAR requests special attention to three points.

1. **Maintain realistic housing capacity and avoid unintended downshifts.** If the plan includes “reasonable measures” to meet growth targets, those measures should prioritize adding capacity and reducing barriers to production.
2. **Keep implementation clear, and measurable and predictable.** Policies tied to future reporting should include clear triggers, defined responsibilities, and a transparent public process. Housing production depends on predictability.
3. **Balance safety goals with housing delivery.** Wildfire and evacuation policies should improve preparedness and resilience without creating open-ended standards that unnecessarily delay permits or reduce feasible housing supply.

KCAR appreciates the County’s work to address the findings of the Growth Management Hearings Board and regional requirements. We support adoption of a compliant remand ordinance and ask that the final amendments protect housing opportunities while maintaining clear and predictable implementation.

Respectfully,

Linda Wood

Linda Wood
President
Kitsap County Association of REALTORS®

Katie Revis

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Chief Executive Officer
Kitsap County Association of REALTORS®