

**2024 Comprehensive Plan Preliminary Alternatives- Public Comments as of 04/14/23**

Name	Summary of Concern	Comment
Chadrick Ashby	Opposes including in Alt 3	<p>My name is Chadrick Ashby and I am a Port Orchard native and local property owner. My family and I own and operate a small farm along Cool Creek, which directly borders the land being considered in Reclassification Request #49. I would like to highlight the discrepancies between Reclassification Request #49, and the Kitsap Countywide Planning Policies document. Please consider two key details: •Expanding the UGA per Request #49 (alternative 3) exceeds population growth needs while taking away the rural character of Kitsap County. •Critical conservation areas including salmon habitat and waterways will be negatively affected by the proposed UGA expansion. According to the Planning Policies document, Kitsap County has a primary focus on creating urban/civic centers while promoting rural character. The Phillips Road corridor in Port Orchard, has historically been a rural, forested area, that people chose to live along for these reasons. Expanding the UGA down Phillips Road is not focusing growth on downtown Port Orchard, and is taking away from the rural nature of our community. According to this document, section UGA-3-h: “Urban Growth Area expansion shall not result in new areas being included for population or employment capacity that exceeds what is necessary to accommodate the growth management planning projections, plus a reasonable land market supply factor, or market factor.” According to the Alternatives Summary document, Alternative 3 “exceeds expected population growth needs.” More specifically in Port Orchard, adding undeveloped land along Phillips Road into the UGA for SFRs (Request #49), while taking existing UGA properties with existing SFRs OUT of the UGA along Aiken Road, is contradictory. Why remove existing SFR legacy lots from the UGA, just to add undeveloped forested land along Phillips Road into it? This seems contradictory and unfitting for community development. In Element D of this document, the very first policy’s (R-1) focus is: “Preserving rural character and enhancing the natural environment, “ and aims to “preserve the character of identified rural areas by protecting and enhancing the natural environment, open spaces, recreational opportunities, and scenic and historic areas. Support small-scale farming and working resource land, promote locally grown food, forestry, eco- and heritage-tourism.” Considering Alternative 3 in Port Orchard (specifically reclassification request #49) will do the exact opposite of this stated goal. Expanding the UGA south along Phillips Road will NOT preserve the rural character of this area and will be a detriment to the surrounding natural environment. This option will be a threat to the Cool Creek habitat and our family’s farmland and small herd of cattle that use this creek as a water source. Additionally, according to NE-3-a of this document, “The County and the Cities will conserve and enhance the County’s natural resources, critical areas, water quality/quantity, and environmental amenities while planning for and accommodating sustainable growth by:</p> <ul style="list-style-type: none"> <li>•Protecting critical areas (wetlands, aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, steep slopes, and geologically hazardous areas). “ If Reclassification request #49 is considered, it would be a direct violation of Kitsap County’s policies regarding the protection of our natural environment. Critical areas, including Cool Creek and surrounding wetlands, run through the properties in this request, and approving it will increase the housing capacity from 4 homes to a maximum of 180 homes. It would be ignorant to think that this level of development would not have an impact on the surrounding critical area. In fact, there has already been a total disregard for this wetland. Last summer, this land almost sold to a developer, and not only did the developer destroy over the allotted 7000 sq. ft of land performing their feasibility studies and other tests, but much of that destroyed land was within the designated wetlands/Cool Creek. The Kitsap County Code Enforcement team was forced to issue a stop work order in order to protect this critical area from this developer’s negligence and recklessness. According to the Washington Department of Fish and Wildlife, Coho salmon are already considered a threatened species at the federal level. Kitsap County’s Planning Policies must give special consideration to the listed species under the Endangered Species Act (ESA). The county “shall preserve, protect, and where possible, restore the functions of natural habitat to support ESA-listed species, through the adoption of comprehensive plan policies, critical area ordinances, shoreline master programs, and other development regulations that seek to protect, maintain or restore aquatic ecosystems associated habitats and aquifer through the use of management zones, development regulations, incentives for voluntary efforts of private landowners and developers, land use classifications or designations, habitat acquisition programs or habitat restoration projects.” Ignoring the struggling salmon population that spawn in Cool Creek, and allowing UGA expansion for up to 180 SFRs on and near these critical areas is a direct violation of our planning policies and the ESA, as well as grossly negligent. Please note that my grandfather, William Ashby, Sr. is a local cattle farmer and owns land along Cool Creek. He worked with county and state authorities to install over one mile of fencing around Cool Creek and its surrounding wetlands to preserve wildlife habitats. He spent thousands of hours and dollars doing this. Our family takes conservation seriously and we hope the County considers potential negative ecological impacts when considering UGA expansion. Please DO NOT consider Alternative #3 map for Port Orchard (specifically Reclassification Request #49). Please consider only Alternative #1 or #2 for Port Orchard.</li> </ul>

Emilee Ashby	Opposes including in Alt 3	<p>Dear Kitsap County Comprehensive Plan Team, Thank you for the opportunity for public comment on the future planning of Kitsap County. Just as important as the desires of landowners wanting to rezone their properties, are the real impact that such requests will have on neighbors and surrounding communities. I am a 4th generation property owner and community member of South Kitsap. My family has lived on and worked farmland in Port Orchard since the 1960's, and the conservation and protection of our rural lands are of utmost importance to us, our neighbors, and our community. The environmental impact of urban sprawl in South Kitsap is a constant threat to our livelihood and needs to be addressed. When studying the Alternatives Maps that were published last week, there are several discrepancies with the Port Orchard Alternative 3 option that I would like to highlight. According to the Comprehensive Plan Update, the purpose of this update is to ensure adherence to the Growth Management Act (GMA) in order to plan for the next 20 years of population and employment growth. If complying with the GMA is of primary importance, I would like to point out direct violations of GMA compliance with Alternative 3 in Port Orchard, specifically Reclassification Request #49, along Phillips Road. They are as follows (GMA components are bulleted, my comments are bolded in parentheses):</p> <ul style="list-style-type: none"> <li>• Encourage development in urban areas near public facilities and services (Request #49 was taken out of the UGA in the 2016 Comprehensive Plan Update, for several reasons, including environmental concerns, the prevention of urban sprawl, and to make the border of the UGA more linear. Adding these 20 acres back into the UGA (with zoning for 5-9 single family residences [SFR] per acre) would not encourage development in existing urban areas, which directly violates the GMA. Additionally, there are no public services or existing infrastructure to accommodate 100-180 more homes and families along Phillips Road.)</li> <li>• Reduce sprawl (Alternative #3 will directly contribute to urban sprawl in South Kitsap. In both Alternative #2 and #3 maps for Port Orchard, there are legacy lots with existing SFRs along Aiken Road that are removed from the UGA to accommodate UGA expansion in other areas. In Alternative #3, these Aiken SFR properties are taken out of the UGA only to add undeveloped, forested land along Phillips road to the UGA. This seems contradictory.)</li> <li>• Encourage multimodal transportation (Kitsap Transit does not service Phillips Road, and the nearest bus stop is over a mile away and only services people in the early AM and for Southworth ferry commuters in the evening. There are no sidewalks or bike lanes along Phillips Road)</li> <li>• Plan for and accommodate housing at all economic segments (If an additional housing development were to go in on Phillips Road (which is extremely likely if Reclassification Request #49 is approved), similar to the Richmond homes on Baker/Phillips, then the home prices would range from \$499-\$799k. Not many people in our community can afford these prices, and this option does not promote housing diversity.)</li> <li>• Protect private property rights (The private property rights of bordering farmland and rural property owners to the properties included in Reclassification Request #49 have already been violated. This property owner invited developers onto their land to do feasibility and other tests in summer of 2022. This developer made 2 illegal access entrances to the property off of Phillips Road and destroyed over their allotted 7000 sq. feet of land performing these tests. Much of this destroyed land is considered a critical area. Kitsap County Code Enforcement was involved which resulted in a stop-work order being issued. The developers ignored this order and continued to damage more land before the County could stop them. The actions of these developers and property owners of this land negatively impacted their neighbors; the illegal entry points were subsequently used by unwanted guests to explore the trail system with ATVs and by foot, resulting in trespassing on neighboring properties and privacy violations by known convicts. The property owners of this land did not block the illegal entrances, patrol the area, or place no trespassing signs- my family and I had to.)</li> <li>• Protect the environment and enhance quality of life (This is arguably the biggest discrepancy regarding Alternative #3, especially along Phillips Road. Cool Creek is a Coho and Chum Salmon Spawning habitat that runs through the wetlands of the property in Reclassification Request #49. Adding 20 additional acres of UGA land will allow this property owner to sell a total of 40 acres of property zoned 5-9 homes per acre. This would mean up to 360 homes could be built on the banks of Cool Creek. This critical area and all wetlands up and downstream from this property will be negatively impacted, which is especially unfortunate considering an already struggling Washington State salmon population.)</li> </ul> <p>As you can see, entertaining Reclassification Request #49 is a direct violation of the GMA. Keeping these 20 acres as-is, will allow 4 homes to be built on the banks of Cool Creek, which is acceptable to neighbors and surrounding community. For this reason, I encourage you to adopt Alternative 1 or 2 in Port Orchard and leave Reclassification Request #49 OUT of the UGA.</p>
William D. Ashby Sr.	Opposes including in Alt 3	<p>My name is William Dean Ashby Sr. I have lived in Port Orchard since my family and I moved here from South Dakota in the 1940s so my father could take a job at the Puget Sound Naval Shipyard. In 1965, my wife and I started a 40-acre cattle farm along Cool Creek in Port Orchard. This is the property that my children, my grandchildren, and now my great-grandchildren have all been raised on. This place is my livelihood and I want to protect it for generations to come. I would like to briefly tell you about the conservation efforts that my late wife, Myrna, and myself, took on in the 1990s in order to promote the Coho Salmon population throughout Cool Creek and other feeder streams on our property. Because of the small head of cattle that we keep (15-25 Hereford cows/steers), we wanted to make sure that we were being responsible to the native salmon populations while maintaining a viable and healthy water source for our animals. We teamed up with the Mid-Sound Salmon Enhancement Project in order to fully fence our farm and wetlands, rehabilitate the stream system, and promote salmon habitats for future generations. We put in over 7 miles of fencing over the course of almost 10 years. We created a meandering stream with native plants, fish ladders, and pools for spawning. For nearly a decade, myself and my family gave all of our free time to this project, as it was the most responsible thing to do. The Coho salmon population increased on our properties in the years to follow. Our efforts have lasted decades and we all still work very hard to maintain this property and this salmon stream. If Alternative 3 is entertained in Port Orchard, the conservation efforts that myself and my family worked so hard for, will be greatly threatened. In 2016, when the Comprehensive Plan Update was revised, there was an identical request to 2024's Reclassification Request #49. This 20 acres of land was left OUT of the UGA in 2016 for multiple reasons, but a large part due to the environmental concerns that development of this land will bring. These Comprehensive Plan Updates should not be a "put and take" activity. Our neighborhood and community should have some assurance of dependable, lasting decisions! There are many good reasons this land was removed from the UGA in 2016; and the environmental concerns that we had in 2016 have only been amplified today. Between the threat of climate change and urban sprawl. There is an even bigger cause for concern regarding the environmental impacts of urban development, especially along our stream systems. The abundance of coho salmon remains unstable in WA state, and the population varies between years because this species of salmon is particularly susceptible to changes in conditions. If reclassification request #49 is considered (Alternative 3 in Port Orchard), it would put 20 acres of forested land along Phillips Road into the UGA. This will allow for 5-9 homes per acre. That is 100-180 homes (instead of currently zoned for 4 homes), on the banks of critical wetland habitat, that will absolutely put my farm, cows, and the native Coho salmon population, in real danger of non-existence. According to the Countywide Planning Policies in Kitsap, "Rural land use designations in the County's Comprehensive Plan shall recognize ecological functions and support rural uses such as farming, forestry, mining, recreation, tourism, and other rural activities, and permit a variety of low-density residential uses that preserve rural character and ecological functions, and can be sustained by rural service levels." Please keep our rural farmlands, stream systems, and wetlands in mind when considering changes made to our 2024 Comprehensive Plan. I urge you to adopt Alternative #1 or #2 for Port Orchard, and leave Reclassification Request #49 OUT of the UGA. My farm and livelihood depend on it.</p>
Hannah Orlando Baldus	Supports Alt 2	<p>I'm urging you to adopt a Focused Growth/ Urban Center Focused approach to the 2024 plan. As a current Kitsap County farmer and nearly lifelong Silverdale resident, I have deep roots here and I love our community. Encouraging economic growth and encouraging ecological conservation (such as preserving our farmlands) are not mutually exclusive; we can do both. And this is exactly what the Focused Growth proposal can accomplish. Furthermore, we need an Agricultural Board, or at least an Agricultural seat at the table for planning decisions. A clear need has been identified, time to make it happen.</p>
Don Proctor	Move Portion to Alt 2	See attachment
Jason Highberg	Central Kitsap - Oppose Rezoning	<p>We don't need any rezoning in Kitsap. The central valley area is beautiful and needs to be preserved. What we need is to not have greedy rental companies asking for so much money that keeps renters away. Building so many more new homes on top of each other where there is no chance for a lawn with each property does not help the situation when these are just going to be sold at current prices and do nothing for lowering average prices. Address the real issues before destroying the environment.</p>

Deborah Brennan	Opposes Island Lake Rezone	<p>I am against rezoning the acreage of the Old Christa Camp on Island Lake from Rural to Urban Low for several reasons.</p> <ol style="list-style-type: none"> <li>1) How can this level of density be approved when it is next to Barker Creek?</li> <li>2) Homes in this area are currently using septic systems. How will the sewer needs be addressed?</li> <li>3) With our changing climate, what about the impact of all of these additional homes have on our water supply</li> <li>4) With increased traffic on Central Valley Road, will that road need to be widened? Does the county have the easements and would the developer be liable for the associated costs?</li> <li>5) Additionally, the proposed density will be out of keeping with the surrounding properties.</li> </ol> <p>If the property is approved for development it should be at the current rate of one house per five acres.</p>
Colleen O'Brien	Opposes Crista Camp Development	<p>What is going to happen with all the traffic on the upper portion of NW ISLAND LAKE ROAD? Just back into or out of my driveway is already a nightmare with the humans driving way over the speed limit. Yes, I have spoke to Ron Pierce. Yes, they did put the computerized rubber speed "strips" across the road last last Summer. What a joke!!! I watched the same automobile go up and down the street THREE TIMES at crazy rate of speed and it only registered it ONCE between 55-59 MPH. I understand it is a Level I street during the Winter for busses. Now you want to add 350 homes with at least two people working and flying past my home. That is at least 700 more cars on a tiny road, with curves...and that is just before and after work. What about trips to store, school busses, garbage pick-ups, etc. TWO SUGGESTIONS... 1. Speed bumps from Gallery to Bennington. There needs to be at least three. 2. Close NW Island Road where it meets Camp Court so none of the traffic comes up the hill (heading West). All those automobiles can drive on the lower part of NW Island Lake Road near the lake WHERE THERE ARE ONLY A HANDFUL OF HOUSES. The condos on Slate and Granite would have two exits to get out. The four houses that are on the South side of NW Island Lake Road, just up the hill from Camp Court, can easily change their addresses to Silverdale vice Poulsbo, per the Silverdale Postmaster. Additionally, the upper portion of NW ISLAND LAKE ROAD has a sidewalk and has AT LEAST 100 people walking right next to cars going 40 MPH. I have a Service Dog and TWICE we have almost been hit by people flying down the road. Yes, they came across the 2-foot "green patch" and onto the sidewalk. You going to pay for a new trained Service Dog for me when we get hit? As far as calling 911...Please...They ask me what kind of automobile and license plate, SERIOUSLY? I tell them it was white or light grey or cream colored...I can not tell with a streak going past my home. Since I started this email, I have counted 22 cars going AT LEAST 35 MPH. I have repeatedly called Sheriff to complain. Deaf ears. When someone is hit and killed on this street...NOT IF...the county will be liable. There are speed humps on Tracyton Beach. Do not lie and say "Level I roads can not have speed bumps". The county can make so much money by having a Sheriff sit on this street and nail every speeder.</p>
Brent Hecht	Supports Island Lake Rezone	<p>Just putting in my two cents are Christa Camp: let's get more housing in the county!</p>
Laura Izzard	Opposes Rezoning	<p>Hi my name is Laura Izzard and I am writing to let you know my concerns about the rezoning. I think it is unbelievable that the rezoning is possibly going to change so drastically. I live on Plateau Circle in the Point of View neighborhood and we all know the developers are going to cut down the forest which is unfortunate because we have seen deer, owls, raccoons, frogs and many animals in the forest. So many of my neighbors and myself are heartbroken about these new changes and If you change the zoning and allow developers to come in and build massive buildings.....the animals don't stand a chance. Please do the right thing and keep the zoning guidelines the same.</p>
Aleena Yunuba	Opposes Island Lake Rezone	<p>I live in the neighborhood of the land formerly called Camp Christie, 95 acres which has been proposed to be rezoned from Rural to Urban Low Density. We live at 1410 NW Island Lake Rd and own our home, and are concerned about the development. Our primary concern is the traffic flow to and from the proposed development. The main access road to this area is a single-lane dirt road which branches off of Island Lake Rd at the bottom of a hill. The hill here is very dangerous during winter road conditions and while we have lived here, cars have slid down the icy road and into the properties at the base of the hill multiple times and caused property damage to the fences there. This will likely happen more with the increased traffic on the road, as well as be more damaging since large construction trucks will be routinely traveling in and out. This area also doesn't have good visibility around the corners and cars often speed. Combined with the lack of sidewalks, it makes it dangerous to walk along the road and the increased traffic would increase the danger. Currently I walk my dog along this road every day but I do not know if I will be able to should the land be rezoned without any additional steps. We would like to lobby for any or all of the following to address this issue:  - Sidewalks installed along at least one side of Island Lake Road, specifically on the hill between 1410 and Camp Court. - A reduced speed limit for the area - Speed bumps, again specifically on the hill. - Street lamps at top and bottom of hill to improve visibility.  We also have concerns about the environmental impact of the development. Other neighbors who have lived in this neighborhood longer have shared stories about a development in the 80s that clearcut trees and caused massive soil runoff, then didn't drill deeply enough to reach the water table and drained several inches out of the lake. We are concerned that this development will not be handled responsibly and we will see a repeat of these issues, or a crop of other unintended consequences. We hope that the county will require a full report of potential environmental impacts based on the development and regulate the construction appropriately to protect the area in which we live. I am also curious whether a survey has been conducted or will be conducted on the land to assess indigenous/cultural impacts of developing the land, prior to rezoning/issuing permits for development. Finally, my understanding is that the developer intends to build rental properties, not properties to sell to new homeowners. I do have concerns about the quality of our neighborhood and of Island Lake Park if the majority of these people are short-term renters with no investment in the area - specifically that they will bring an influx of litter, disrespect our park, and make this a less pleasant place to live. Thank you for taking the time to read through my concerns. I hope some are able to be addressed before rezoning the land.</p>
Danna Olson	Opposes Crista Camp Development	<p>I am asking you to please not implement by our plan for land owners to build up to 360 houses total on our road. Please realize that the reason we all moved out this way to get away from close neighbors and traffic originally. I know that all you think about is the money which is unfortunate and sad. We wanted more peace and quiet which has become an absolute joke. I know you don't care because it's all about the tax money to you. But the residents out here do care. We don't need any more housing out here or traffic. Please start listening to us and don't allow this plan to go through... none of them. We are on SE Emelia Ln and hear the cars on Phillips speed on it all hours of the day. There is no way the speed limit should be 45!!!!!!!!!! It is not a highway. People aren't driving the limit— instead they go about 50?to 55! It's crazy. That speed limit needs to be lowered immediately. It is not safe. Phillips road speed limit is higher than many like mile hill road that is even 35. Please don't be deaf to our concerns about not allowing any mor building and ruining our current rural area anymore than you already have in the past by allowing so many new houses out here!!!!!!!!!!!!!! I am not the only one who feels this way and don't know why you all feel like you have to make changes to the current plan.</p>
Forrest Nichols	Supports Alt 2	<p>I have lived in Kitsap County for 36 years, and have seen it change an enormous amount in my time here. It is important to plan for responsible development with the inevitable future growth of our county. Of all the options that are being considered, the "Focused Growth/Urban Center Focus" is the only one that allows for kitsap to grow and to still maintain farmland, wildlife habitat, and open space.</p>

Heather Carnocki	Supports Alt 2	I, Heather Carnocki, am a Kitsap resident and small scale farmer in Seabeck, WA and I want to let you know I support: 2. Focused Growth/Urban Center Focus: Population growth is focused in existing urban areas with policies to incentivize more diverse housing types such as townhomes, multi-family and cottage housing. I support preserving farmland in Kitsap County. I believe we need an agricultural land use designation, and someone representing Agriculture on the board.
Joe Crawford	Opposes Island Lake Rezone	I'm reaching out you regarding the potential rezoning of the 95 acres along Barker Creek in Central Valley from the current rural zoning to your proposed urban low density zoning. As a resident homeowner on Island Lake, I'm highly concerned and absolutely against this rezoning proposal. The environmental impact this will have on one of the last fresh water reservoirs in the area would be potentially devastating. It goes without saying the long term safety and security of Island Lake itself is at stake here and will be completely impacted with your rezoning decision. With the environmental impact rezoning such a large area adjacent to it with potentially hundreds of new homes, I see absolutely nothing positive promoting the health of Island Lake. I urge you to consider NOT rezoning this area and seek alternative methods to safely secure the area adjacent to Island Lake.
Donald Fenton	Opposes Island Lake Rezone	I am commenting on a portion of Alternative 3 of the 2024 Comprehensive Plan Update. I as well as several of my neighbors are very much opposed to the inclusion of 3 parcels being added to the Silverdale Urban Growth Area (UGA) as proposed in Alternative 3 of the plan update. These properties are identified as: App ID #13 being tax parcel 102501-1-016-2004 App ID # 56 being tax parcel 102501-4-001-2005 and 102501-4-002-2004 App ID # 13 is the eastern portion of the Crista Camp property and borders Island Lake at its Northwest corner. This property also is a part of the Barker Creek Watershed as Barker Creek begins on this property and runs the entire length of it. App ID # 56 is approximately 20 acres due south of the Crista property. It is also part of the Barker Creek Watershed with the creek running the entire length of this property from north to south. All of these tracts are rural in nature and a part of the Central Valley corridor. They are for the most part, densely wooded properties. They provide much needed habitat for many deer, birds, coyotes, small animals, and fish. It would be a travesty should these properties be included in the Silverdale UGA resulting in destruction of critical wildlife habitat that will be impossible to replace. My opposition is based on 3 main points: 1) Environmental: The Barker Creek Watershed has been a crucial waterway in the Central Valley area. It has been adversely impacted by the development of the properties west of the creek off Ridgetop Boulevard. Just since Christmas 2022, the Cottages development off of Ridgetop has contaminated Barker Creek two times with muddy runoff entering the creek. Who knows what other contaminates we're carried into the creek during those events. The Barker Creek Watershed cannot afford to have urban densities on property east of the creek and remain a viable waterway. Wisely, in 2006, the then County Commissioners refused to include property within the Central Valley corridor in the Silverdale UGA. The County Commissioners were praised by the State Department of Ecology for their vision in DOE publication No. 09-10-029 titled "Barker Creek The Future of a Watershed". Today we need to see that same vision by the current County Commissioners by preserving and protecting this valuable watershed and exclude the above identified properties from the Silverdale UGA. 2) Resources and Infrastructure: The properties in question are critical to the Island Lake Aquifer recharge. The Island Lake Aquifer is classified as a Category 1 aquifer by the state, meaning that there is a high probability that potable water is vulnerable to contamination and impaired recharge. As existing permeable land is developed and replaced impermeable surfaces (roofs, streets, driveways, etc.), the aquifer recharge is negatively impacted. The properties under consideration for rezone represent one of the largest remaining tracts within the Central Valley corridor that contributes to recharge of the Island Lake Aquifer. Additionally, these properties are not in close proximity to a potable water source but would likely be served by Silverdale Water which further depletes the Island Lake Aquifer. Other necessary infrastructure such as sanitary sewers are not in close proximity to these properties, nor is an adequate electrical supply which, according to Puget Power, is already under stress with current electrical demands and aging infrastructure according to articles published in the Kitsap Sun in 2022. 3) Promises: After the debacle with the development of Silverhills Estates in the late 1980's and early 1990's which nearly destroyed Island Lake, we the lakefront owners were promised by the then County Commissioners that the Central Valley corridor would be kept "Rural". We recognize their promises are not binding on future decisionmakers. We ask that you do follow their lead and keep the Central Valley corridor free from urbanization and reject the above properties from being included in the Silverdale UGA and reject their subsequent rezone from rural to urban.
Donna Etchey	Opposes Island Lake Rezone	Regarding the rezoning of parcels: 016, 001 and 002 from Rural Density to Urban Low Density. I live on the corner of Island lake Rd and Carry St. The traffic that this type of development would bring to our small community is unfathomable. We walk island lake road quite often and the shoulder already is tight to walk on. I get nervous every time a car comes towards me. This development would bring hundreds of cars a day into our small community. Let's talk about what this development would bring to our lake. It is a known fact that the number of homes that this development has plans for would be detrimental to the lake. Even with the best of intentions on controlling the runoff. The lake would be gone in less then 10 years or at least become nothing more than a swampy pond. I cannot imagine this area without the forest or the wild life that live here, instead, full with Housing, Condos, Townhouses and apartments. Please reconsider and keep the parcels in urban density. Silverdale currently has a population of 21,301 and is one of the best places to live in Washington. Living in Silverdale offers residents a dense feel. The public schools are rated very good and we have a fairly low crime rate. The traffic in Silverdale is already challenging. What is the county's plan for streets and traffic if you keep adding these types of developments so close to town. Keep Barker Creek Urban density
Edeb Heald	Supports Alt 2	Please choose alternative 2 when addressing future growth issues in Kitsap County, especially keeping Central Valley as undeveloped as possible. I am curious and alarmed to consider how all of this new construction of homes will source the water supply for all these new families as our local rainfall continues to diminish, and the thought of seeing this delightful valley turned into a densely populated area which would not be safe for folks to ride their bikes and horses along the roads any longer just plain turns my stomach. We already have a hospital which can't support the current population. If you're PLANNERS, then make GOOD PLANS!
Jane Rebelowski	Supports higher density in Silverdale	Please concentrate growth in Silverdale instead of re-zoning rural properties for higher density housing.
Jerry Butler	Supports Alt 2	Dear Kitsap County Planning commission — I am a resident of Tracyton, in unincorporated Kitsap County.....I love the drive down Central Valley Road through the Central Valley area.....it is a precious area full of wildlife, a beautiful lake, and bucolic setting. I do NOT want to see this area developed via more homes and businesses and therefore I support Alternative 2, which you have presented....please keep this 100 acre Central Valley area zoned rural re future growth, and have businesses and multiple occupied residences in Silverdale, close to transportation, a hospital and businesses.

Mike Shoudy	Supports Alt 2	We support keeping the 95 acre parcels 016, 01 and 02 Rural due to following concerns:-Destruction of the forest leading to erosion and wetter critical areas delineated on the county map. Forested areas are needed to recharge the Island Lake Aquifer where many of us get our clean well water. - Pollution of Barker Creek due to toxic runoff from clearing and from impermeable surfaces once covered with homes cars and blacktop. Also warming of the creek with tree canopy gone. -Road access to Central Valley is inadequate for construction or bussing, garbage or EMS. -Strain on utilities/ power, water and sewer systems: Current plans are to use Silverdale water which has wells that pump out of Island Lake Aquifer to supply drinking water and also pump millions of gallons back into the lake to keep the level up. There has been a moratorium on digging private wells in the area for years due to concerns about draining the aquifer and lake. A sewage pump station is planned next to the creek and unsure that sewer treatment facilities can handle the amount of sewage created by a thousand new homes. We support Alternate 2 in Silverdale, keeping and expanding housing in current Urban area and supporting our rural areas in Central Valley which is why many of us live here. It supports many animals, deer, rabbits, bear, eagles, osprey and hawks to name a few. It seems it would be necessary to have an environmental impact statement complete before rezoning 95 acres of rural wetland with a salmon stream running through it and designated on the map as nearly half critical area to urban. Waiting until approval of the rezone then EIS seems backwards to us.
Heather Biermann	Supports Alt 2	I would like to express my support for a focused growth/urban center focus, in order to protect and manage the quickly shrinking amount of farmland and habitat within Kitsap County. Having grown up near the Auburn Valley, and then in the Skagit Valley, I have witnessed two vastly different outcomes where farmland and open space are concerned. The Auburn Valley was comprised of mostly farmland when I was growing up; it was not actively protected, and now has dwindled to a small percentage of land, in favor of warehouses, commercial properties, and homes. The Skagit Valley, in contrast, took a managed approach to preserve farmland, and has a majority open space, in stark contrast to the area north of the main valley, which is now malls, businesses, and housing developments. Farms and open space are important, for food, conservation, provide important habitat, and contribute to people's mental and physical health, through contact with nature, in the form of parks, trails, farm visits, and fresh food. Farms and conservation represent livelihood for people; conservation projects, parks, and food and nature based tourism create jobs and livelihoods for individuals, families, and communities (look at the success of farms and "agritourism" in Jefferson County). Additionally, the open spaces of Kitsap County, and the farms contained therein, create a unique character, which should be preserved, rather than turning the county into "anywhere USA". I have lived in Kitsap County for 20 years, long enough to see many changes, including reduction of farmland and habitat spaces; I have also witnessed, expanded programs to create parks and trail systems, grassroots efforts to preserved watersheds, and an increase in interest in farmer's markets/stands, and farm visits. I believe that Kitsap County should focus on these positive efforts, and create policy and systems to manage our precious natural resources, including farms.
cheylee	Opposes Island Lake Rezone	I was sad to hear that Crista camp sold to developers a short while ago. But hey,it's a sign of the times I suppose. However, i am writing to voice my opposition to the developers intention to rezone the property from rural 1 home per 5 acres to 5-9 homes per acre. Rural development of 5 acres with only 1 home was decided on by voters in 2013. The fact that a developer owns the property should not give them the ability to decide it's density. With 350 plus homes that are being planned on the 50 acres nearby this,rezoning of the 100 acres would add a possible 700 plus more homes! The infrastructure can in no way handle that increase especially in such a fast span of time. The access roads in the Island Lake area are one lane in each direction narrow, with many turns and homes on both sides of the roads, also Central Valley Road and the roads going into Ridgetop neighborhoods are also one lane roads in each direction. These roads I'm sure were not intended to handle that much traffic and weight each day. The impact on our community will be felt in our already understaffed businesses, schools, hospital and medical community. There will also be an environmental impact. The lack of accountability is concerning as there is no environmental impact report required at this time. This property borders Island Lake which is the headwaters to Barker Creek.
Bieber, Peter K	Opposes Barker Creek Rezone	I am opposed to the rezoning of parcels: 016, 001, and 002 from Rural Density to Urban Low Density per The Kitsap County Comprhensive Plan 2024. As a county we should be looking to preserve our forests and add to them and not clear them to increase our density. Forests are used by individuals and all the animals both ground dwellers and those that live in the trees. Our waterways no matter how small also need to be protected. The rezoning could have an big impact on Barker Creek.
Amber Taylor	Opposes Barker Creek Rezone	Island lake is already being destroyed by many homes. The allege growing from chemical run offs of peoples yards is taking over the lake. Killing many animals and causes humans who swim in the lake to get bacteria infections. This water is drinking water for Silverdale?! With more houses planned to go around the lake I don't see how this water will be safe for anyone to drink. Stop the rezoning for the safety of people and the animal habitats surrounding the area. Leave the land untouched and keep Barker Creek rural.
Mary D Ramsey	Opposes Barker Creek Rezone	I am writing to encourage a thoughtful process to the request to rezone parcels 016, 001 and 002 from rural density to urban low density. This area is forest land and a natural habitat for wildlife. It is also a environmentally sensitive are for Barker Creek and Island Lake. As you know Island Lake is not in the best health and further development would not help. I am concerned that Kitsap County will succumb to urban sprawl like many other precious areas of Puget Sound. The reason most of us live here is to enjoy the tranquil beauty which surrounds us. As can be evidenced when out and about driving, Kitsap County has not addressed the infrastructure to support the development. Such as roads/traffic, schools, utilities, water, medical care, law enforcement, fire & rescue to name just a few that are impacted by more housing and population. I understand that development is inevitable but careful consideration must be made when the request is for critical and vulnerable areas such as Barker Creek & Island Lake. Also, at some point making money for a small few is not in the best interest of the many. I am asking that the rezoning of these parcels be denied until the broader impact can be addressed.

Jeffery Stockdale	Supports Alt 2	<p>Central Valley has a rich history, and has added immensely to the quality of life for our community for many generations. Today it is threatened because of development permitted in previously rural zoned areas. No in-depth study of the impact on the environment is required before rezoning. This is unfathomable to me. This acreage is home to an abundance of wildlife including bear, deer, coyotes, eagles, hawks, and many other woodland animals. We see the larger animals each summer since they migrate our direction during the busy camp time, but there isn't enough habitat to sustain them in our area year round. Destruction of the forest destroys their habitat, but it destroys ours as well. Development of up to nine houses per acre will lead to erosion and a rise in temperature without the cooling affect of the trees and forest. These forested areas are also needed to recharge the Island Lake Aquifer which supplies the whole valley with clean well water. Many have worked on the restoration of Barker Creek, and yet, approval of this development totally ignores the existence of this important salmon stream. There will be a warming of the creek with the tree canopy gone. There will be additional pollution of Barker Creek due to the toxic runoff from clearing the property, and from impermeable surfaces once they're covered with homes, cars, and blacktop. We can already say this will happen, and yet, the reality of this is being ignored in favor of more revenue in the county coffer. The road access to Central Valley is inadequate for construction or bussing, garbage or EMS. It appears that our county shirks its management responsibilities for road requirements by placing them on the developer. This hands-off approach leads to trouble. The small winding roads around Island Lake were never meant for high volume traffic, and there is no way to expand them with the type of terrain and existing buildings surrounding the area. To expect a small rural area to easily absorb over one thousand homes, perhaps up to three to four thousand new residents, is unrealistic. We oppose using our small private road off of NW Walker as an ingress and egress for this development. These roads weren't made for this volume of traffic, and our community wasn't envisioned to become an urban jungle. This development will strain the existing utilities/power, water and sewer systems: Current plans are to use Silverdale water which has wells that pump out of Island Lake Aquifer to supply drinking water, and also pump millions of gallons back into the lake to keep the level up. There has been a moratorium on digging private wells in the area for years due to concerns about draining the aquifer and lake. Without study, how do we know the Island Lake Aquifer can provide water for this additional population? What happens if wells start going dry? Lawsuits for the developer and the county for allowing this? Existing homeowners would have first rights to the water. The current plan is to place a sewage pump station next to the creek. This is trouble just waiting to happen. We are unsure that sewer treatment facilities can handle the amount of sewage created by a thousand new homes. In addition, this development does nothing to help Kitsap County residents have affordable homes they can own. The plan is to have an out of state corporation own and lease these homes to renters. We know that they will seek to maximize their revenue, so they will charge what the market will bear. This means their target market will be the Seattle area and California residents, and we will still not have affordable housing. In addition, we need pride of home ownership. It's generally known that homeowners will take better care of their property, and it is an investment for their future. So, we will line the pockets of the developers, the corporation that will buy and run this as a business in the heart of Central Valley, and the county. Our county residents, our rural Central Valley, our wildlife and pristine waterways, will all suffer. This is not a good or fair exchange. But there is a better way. We suggest full support of Alternate 2 in Silverdale, keeping and expanding housing in current urban areas, and supporting our rural areas such as our treasured Central Valley. We already have the pressure of development around us, but to decide to keep rezoning from rural to low-density urban on whatever the piece next to it is, doesn't make sense. This will eventually gobble up all rural areas where a developer thinks he can make a buck. One house per five acres as currently zoned makes sense. An environmental impact statement should be completed before making a decision on rezoning over one hundred acres of rural wetland, with a salmon stream running through it and designated on the map as nearly half critical area, to urban. We ask that the request for rezoning from rural to low-density urban for the approximately 100 acres previously owned by Crista for the Island Lake Bible Camp, be denied. We ask that the request for rezoning from rural to low-density urban for the additional twenty acres owned by Kevin and Denise Courter also be denied. This is more than our little rural valley can bear. It would be a disservice to our citizens to rush this through without a thorough study of the area and its importance. To push through this rezoning would be reckless, and could be seen as neglecting your duty to preserve this area.</p>
Joan Gorner	Opposes Island Lake Rezone	<p>Planners, the stresses and strains currently being sought by developers and currently being considered by DCD would put a great strain on the areas surrounding the Island Lake Camp. The additional homes will have not only a major impact on Central Kitsap, but all of Kitsap County. The strain on utilities, including water, will prove to be a far greater problem in the future than the findings show and therefore they are not a basis for long term decisions. After due consideration and weighing all of the environmental consequences, a re-appraisal of the Comprehensive Plan changes should be mandated.</p>
Rose-Marie Stacy	Land Preservation in Central Kitsap	<p>This email is in favor of preserving and protecting our beautiful natural resource right here in central kitsap. And the Rezone of parcels 016,,001,002. under the Kitsap county comprehensive plan 2024. While I understand what is to become of these parcels, I am also reminded that once this land is developed it will never return to its natural beauty. I have lived in the area of Island lake for 20 years, I am fortunate to own 5 acres of land and have observed a lot of flora and fauna, animals have been able to more freely through our properties and live amongst us. With development will come the loss of so much we all appreciate. Please consider supporting growth and development that allows for the preservation of land and natural resources. Keeping development to a minimal while allowing others to share in our community of an healthy environment. While protecting nature, animals and our sanity.</p>
Rhonda K. Harer	Opposes Barker Creek Rezone	<p>I am a tax-paying homeowner who resides off Central Valley Road. Please save Central Valley and Barker Creek. Please stop allowing the raping of our land and killing of our natural waterways. Please stop developers from buying up every patch of land, just to destroy the land by building as many living units as they can. Please put aside what financially looks good on paper. For once, think of the toll you are putting on our environment. About fifteen years ago the County sent out people to talk to residents about how we were polluting Barker Creek and steps we should take to restore it. Since that time the County has allowed more than 25 houses to be built within a half mile radius of our home. This over development is what is killing Barker Creek. The allowance of developers to come in and build as many units as permitted is ruining the environment. Please, please stop this selling and development of land. It is ok for trees to grow and wild animals to have refuge. It is ok to say "no" to permits that would allow the decimation of the little bit of nature we have left. Please, think ahead.</p>
Kathleen Pulici and Jacques Dubos	Opposes Island Lake Rezone	<p>As residents living near Island Lake, we are urging you to consider the damage a rezone of 95 acres south of the lake would have on the lake, Barker Creek and Dyes Inlet. A rezone would be detrimental for all the reasons already put before the commission. Do your job and protect this property. High density should be encouraged around urban centers, not adjacent to a lake and a salmon stream.</p>
Thomas and Katherine Zimmerman	Opposes Barker Creek Rezone	<p>I live on lake shore drive, right on island lake. I am very concerned about the plan to rezone the 100+ acres which includes Barker creek. How can you ensure the creek will not affected thru the course of building that many houses? 55 acres have already been zoned for higher density with only one road designated for access, the roads in the area are quite narrow. With plans to build 350+houses already in process, you are putting " low density urban zoning " into a rural area. Please keep the 100 acres zoned rural and protect my neighborhood, and protect Island lake and Barker creek.</p>

Nathan Hart	Opposes Barker Creek Rezone	I'm a resident of the Island Lake Community near Central Valley Road. I've recently been made aware of your commission's plan to re-zone along the Barker's Creek area; parcels 016, 001, and 002. I cannot overstate the concern I have for this irresponsible proposal. While the former Christa Camp development is concerning enough, nothing can be done about it due to it being a private deal. However, the commission trying to rezone the aforementioned parcels can and should be stopped. The environmental impact of the Christa Camp deal is going to go unrealized for, potentially years, if not decades. Before this project has even broken ground, you people want to rezone, for urban low development, almost another 100 acres of land that directly impacts a salmon stream and an untold amount of wild animals and natural resources. This isn't even talking about the quality of life impact on the citizens that already live in the area and do so, primarily, because of its current zoning. Your plan is going to not only impact current residents and wildlife, but also dramatically alter the quality and capacity of the Island Lake aquifer, and place an undue burden on the area's ability to accommodate the added traffic, pollution, infrastructure demands, and available natural resources. It appears, from my humble unqualified perspective, that the primary driver of population growth in our area is due to people moving here from Seattle and making the commute. It seems as though you plan to fulfill that demand by making this county into the very concrete jungle they're trying to escape and in so doing destroy everything that makes our county so special. With that said, let it be known, that I absolutely do not support this re-zoning plan. Any vote that I may take part in that supports any part of this plan or any person who supports this plan will be voted against by me, and, I suspect, by most everyone else who lives in the area and would be affected by this absurdity.
Jana Otto	Opposes Barker Creek Rezone	My name is Jana Otto, and I live in the Lakeland Heights condominiums. The forthcoming Island Lake development of 354 homes on current pristine forest land is already a done deal, but I am sending this email in protest of the new potential rezoning of the 95 acres along Barker Creek in Central Valley from the current zone of Rural (1 home on 5 acres) to the new designation of Urban Low Density (5 to 9 homes per ONE acre). It is my understanding that it is not too late to stop this mistake. I am joining other like-minded neighbors to make our voices heard. Please reconsider this short-sighted and potentially disastrous plan. The 354 homes going in closest to me is too late to stop, but please don't compound the problem with this new proposal. Thank you for your consideration.
Maria Carlos	Opposes Barker Creek Rezone	I am a resident homeowner of Kitsap County, living on Lost Lake Way, off of Central Valley Road. I use Central Valley Road daily as I conduct personal business in Poulsbo and Silverdale and sometimes Bremerton. I recently learned of plans to rezone some parcels south of us, which will impact our use of Central Valley Road, as well as possibly the utilities available in our area. Specifically, I refer to changing the zoning of areas south of Island Lake, parcels 016, 001 and 002 in particular, from Rural Density to Urban Low Density. As someone who lives in a Rural Density area, I know well what an increase in density has the potential to achieve. I am concerned about several factors that will be impacted by rezoning these parcels in particular. The parcels are adjacent to Island Lake and Barker Creek. Their development will require use of Central Valley Road for construction in the beginning, and daily access for residents in the newly built areas. Increased density will affect the health of Island Lake and Barker Creek, which empty into Dyes Inlet. Toxic runoff from impermeable surfaces covered with houses and blacktop, as well as from cars traveling through the area, can pollute the Creek. As Island Lake is part of the Silverdale water supply, additional homes using that same water supply will increase the load on the Lake. Further, more homes will greatly increase the load on sewage treatment facilities. Has an environmental impact study recommended how to mitigate these effects? Further, increased density will place a heavy burden on utilities such as electrical power, internet supply networks, and garbage/recycling pickup. Then, there is the increased burden on emergency services such as ambulance and fire. With every windstorm, we who live in our area become concerned about all of these services if just one tree falls in the wrong place. Increased density will only increase the load on these rather fragile services. Are there any plans to increase capacity for these services? I am not usually opposed to growth and progress. However, in this particular case, I am greatly concerned about the impact of growth without careful consideration to its impact in an area already burdened.
Deborah Gates	Include name of owner/applicant in list	<p>I appreciate the interactive maps and the PDFs and other documents in the above-referenced matter.</p> <p>I suggest that you supplement the documents to include the name of the entity (individual, business, etc.) requesting the reclassification. In the past, this was included in the list and all documents describing the reclassification requests.</p> <p>Of course, this information is available via the Open Records Act. In the interest of transparency, I respectfully suggest that you include the name of the entity seeking reclassification in all of the above-referenced. This is in the interests of the public. Commissioner Garrido has long gone on record about supporting transparency of governmental actions.</p>
Grace Quartson	Opposes Island Lake/ Barker Creek Rezone	<p>Specifically, concerning the proposal to revise the zoning to allow for 5-9 houses per acre on what was formerly rural residential property, I would like to ask the county to consider the negative environmental impact to wildlife that is present in the ecosystem surrounding Island Lake, which also feeds into the rest of Barker Creek. The applicants have stated that only "birds and squirrels" reside on the property. I believe there should be a more extensive study to either prove their claim, or discover additional species. We know that deer, coyote, racoon, frogs, and even bear have been residing in the region and to say that they don't exist on former camp property is hard to believe.</p> <p>It is my understanding that the urban growth boundary serves to preserve some percentage of undeveloped rural space in our county and that creeks are of particular importance to protect. If there are still areas to develop INSIDE the current urban growth boundary, then why would Kitsap County want to allow critical drainage areas to be developed instead of protecting them? Doesn't the state require the county to adhere to protecting wetlands? If the critical drainage areas require a 150ft buffer, is that being held to for this development? If not, why is it OK to infringe on this property, but not all of the other properties along Barker Creek?</p> <p>As for infrastructure, are the current roads equipped for the amount of traffic this new development would produce? Will the burden of road improvements be placed on the developers?</p> <p>It is my hope that Kitsap County stands with residents and developers equally. It is my perception, as someone who has gone through the building process on Rural Residential land, that code standards are enforced on home owners, so they ought to be consistent when it comes to developers. Developers should not just get to "re-zone" something to make themselves more buildable space, if that space has already be delineated as a critical drainage area.</p>
Barbara Culbert	Supports Alt 2	Of the three visions set forth , my preference of the three is the second one. I favor the "village" ideal where there is a cluster of homes that would support a few local businesses. Driving for twenty minutes to the nearest grocery store for a needed onion is also desirable. Fifty years ago there were far more options available to pick up misc merchandise. The convince stores then had a varied selection of food staples and supplies. Sure they cost a bit more but not the cost of a gallon of gas per item. There was limited fresh food. But they seemed to survive OK . I think Kitsap could do a better job making local markets successful.

David/Nina Morse	Opposes Island Lake/ Barker Creek Rezone	<p>I agree with recent Kitsap Sun OPED writer, Jeri Stockdale, who implores local residents to join her in promoting preservation of the Rural Residential Status of Central Valley She refers to the recent sale of 150 acres of the former Island Lake Camp property where 55 acres has already been successfully rezoned from the (1unit per 5 acres) to the lower URBAN DENSITY of (5-9 units per 1 acre). My husband and I do NOT support changing the (1-5 acre) Rural Residential Zoning for the remaining 100 plus acres We support and ask that Kitsap County Planners choose Alternative 2 for any future growth in the greater Central Valley area.</p> <p>I too, site environmental issues of having access to adequate water; previous development around Island Lake saw articles abound in the paper of then residents siting insufficient water and even the lake level itself had lowered due to the increased housing. Barker Creek runs south through this property in a parallel way all along Central Valley Road and has a host of wildlife that any marked development would negatively impact. But interestingly enough, no environmental statements are required to rezone! Why is that planners? Only when an owner or perspective owner brings a proposal for a project does such a statement be required for review by Kitsap County.</p> <p>While it has been some time, and no active development has appeared as yet, back on November of 2015 Royal Valley LLC had proposed a Reclassification Request for the 155 acres to have URBAN CLUSTER RESIDENTIAL Zoning be added for Single Family, Multi-family, Congregate Care (Senior Living) Mixed Use Residential and Commercial Activities for a community wide vision for acreage that fronts on then Waaga Way, now designated as State Hwy 303 that runs north to Paulson Road. Access to St Hwy 303 and Fire/Police ingress/egress off Paulson Road was proposed. We already had issues with the ingress/egress for services as how would you prevent residents to not opt to come out the back way onto Paulson Road, a side road that is not designed to carry the kind of traffic that could handle a development's needs. The intersection of Central Valley and Paulson Road would end up requiring a light or mitigation of some kind. This development would negatively impact the Central Valley area. This plan proposal never materialized.</p> <p>In more recent years, a propped buyer of this same Royal Valley LLC property had again, another low density plan request of the county and the sale was contingent upon Kitsap County approval of their plan. I did not follow through on the status of that request...no development is apparent at this point.</p> <p>Why do my husband and I care about the environmenal and rural status of the Central Valley area? We live here, 330' feet from the intersection of Paulson Rd and Central Valley and up to the 3rd 2.5 acre site carved from an original 10 acre plot. We purchased our raw land in 1987 and put a single wide mobile in where we lived with two children for 4 years ahead of building our 2,400 sq foot home. We developed our own septic/drainfield system, have a well, and added propane for our heating and cooking. After four years of research and getting told we would have gas since they wanted to tie the loop up crossing over Waaga Way, the county "gave" or "sold" Waaga Way to the State and lengthened St. Hwy 303 and would no longer cross a State Hwy with the gas lines. Taxes for 2023 on our 330x330 parcel, land/custom home has risen to \$6,226,28. We successfully paid off our home mortgage in 2022 and are very interested in maintaining the livability of this Central Valley area we have grown to love.</p> <p>We have deep roots here, our children are fourth generation Kitsap County born. I graduated in 1971 from CKHS, my kids as well, in 1997 and 1999. I even spent 24 years working and retired from CKSD. We have seen changes occur in this area that have changed Silverdale from the community that you drove through the singular "blinking light" down from CKHS to a community with a commercial mall and the surrounding businesses that accompany such growth. Silverdale, alas, is not incorporated and must rely on Kitsap County Planners to develop responsibly. We who live in the county must rely on our County Planners to not be swayed by the development dollars they would receive from such huge proposals that literally strip our communties of their "rural" feel and status that we expect to maintain our tax values from. After all, the price tag you say our home is worth lessens when indiscriminate, possibly reckless development invades spaces that have been so been protected by our forbearers.</p> <p>I implore County Planners to not reduce the Rural Residential (! Unit-5 Acres) Zoning for the remaining 100 plus acres of the former Island Lake Camp property. Low density of (5-9 units per acre) is unacceptable for this Central Valley area.</p>
Brian Berdan	Supports Alt 2 or no Growth	<p>A vibrant life, strong community, and energy efficiency are all made possible by making close connections. This can't be done in 'dispersed growth' in our rural areas. When the Comprehensive Plan is updated, I would like to see continued focused growth... though I would of course prefer no growth at all. That's another letter, but I will say the county needs to support reproductive healthcare options, of which we have been recently facing a shortage.</p>
Dave Wixson	Supplemental Information for Request #4 - Please include	<p>See attachment</p>
Jacob Cook	Would like property to be considered for rezone	<p>I am attending the meeting and from what I can gather I need to request a zoning reclassification. How do I go about this and get my change added to the alternative 2?</p> <p>My properties, 252501-1-058-1008, 252501-1-059-1007, 252501-1-060-1004 total 5.5 acres and connect with the Silverdale UGA. They are in walking distance of the Faith Fellowship Church Park and Ride which serves the Worker/Driver Bus to PSNS. I would like the propertyies rezoned in order to be able to fill Kitsap Countys need for more housing: In particular multifamily dwelling units in the form of duplexes.</p> <p>Please let me know if there is anything I can do to move forward with getting the land rezoned. Thank you.</p>

Beverly Parsons	Additional questions about alternatives	<p>I have three points to make about the alternatives being considered:</p> <ol style="list-style-type: none"> <li>1. I support the comments of the early speakers at the Planning Commission's public hearing who spoke in support of protecting farmland. The loss of farmland in our county is shocking. How can we develop food security in this county without protecting farmland? I support Alternative 2 to protect farmland and the natural environment. Alternative 2 also improves the possibility of housing for farm workers.</li> <li>2. In alternative 3, I want to express opposition to the rezoning from 1unit/20 acres to 1 unit/5 acres. Such rezoning would increase single family dwellings rather than the affordable housing we need. It also would reduce the rural and forested lands that are so important to the health of all living beings. We need to respect the homes of wildlife in our county.</li> <li>3. EIS seems to look at the amount of degradation that is occurring. It seeks to minimize damage/degradation. Yes, it is important to minimize environmental damage, but less damage is not the same as rejuvenation of our land and natural environment. Can the EIS also assess the effect of a given alternative's ability to allow for and support the rejuvenation of our natural environment? Can you design the EIS to determine how to rejuvenate our natural environment? This might not be a state requirement, but we need to be more visionary in our ways of doing things to support the well-being of future generations.</li> </ol> <p>Along these lines, I would like to see the consultants include the following questions/criteria in their EIS work.</p> <p>To what extent does the alternative:</p> <ol style="list-style-type: none"> <li>a. promote a safe, healthy, fair, and sustainable relationship among the people, cultures, and natural environment of Kitsap County for current and future generations with attention to climate change and the limits of a healthy ecosystem?</li> <li>b. promote a local economy that provides a living wage and quality of life for all; the ability to live and work in one's community; and protects and rejuvenates our ecosystems in the midst of climate change?</li> <li>c. ensure that all people are treated equitably, protected, and secure with clean (non-toxic) air, water, and land where they live, work, and play?</li> <li>d. assure that the county's ecosystems (including forests, air, soil, water, streams, and wildlife) are protected, safe, healthy, and sustainable for current and future generations of Kitsap inhabitants, human and endemic forms of life?</li> </ol>
Kane Fenner	Supports Alt 3 (for affordability reasons)	<p>My internet cut out before I was able to testify. Kindly add these thoughts to the record for public feedback.</p> <p>Kitsap County must respond to the local affordability crisis (which parallels the regional and national crises) by reducing constraints and allowing a dramatic supply increase. By contrast, increasing regulations and other barriers to entry have made it more difficult to build for the lower price points. This reality has grown over the decades.</p> <p>"From 1976 through 1979, 418,000 entry-level single-family houses/year were built, 34% of all new homes constructed. In the 1980s, the number fell to 314,000/year, still 33% of all new homes built. In the 1990s it shrank to just 207,000/year, and in the 2010s about 150,000/year. During the just completed 2010s, starter homes averaged just 55,000/year, or just 7% of new residential construction. Yikes!"</p> <p>Source: <a href="http://www.econ70.com">www.econ70.com</a></p> <p>Therefore, I support a combination of the Kitsap Planning Commission's Dispersed Growth Proposal: Distribute growth similar to historic trends focusing on single-family housing. Urban areas are expanded to accommodate growth and some additional rural development is allowed for housing and jobs.</p> <p>Opponents do not recognize that attempting to preserve the status quo will only delay their children from buying (or even renting!) a starter home that they would have been able to afford in their 20's ...until their 40's.</p>
Dr Sheila Sheinberg	Opposes including in Alt	Opposed to option #3. Phillips Road is not designed to accommodate hundred of additional residences.

Mike Shoudy	Opposes Island Lake/ Barker Creek Rezone	<p>I attended and spoke at the Planning Commission Mtg on Feb 21.</p> <p>Concerns I have for the proposed rezoning of the 95 acres East of Barker Creek are:</p> <p>Destruction of the forest leading to erosion and wetter critical areas delineated on the county map. Trees help air quality.</p> <p>Rural areas are needed to recharge the Island Lake Aquifer where many get our well water. Drilling in the Island Lake Aquifer was prohibited for years due to drop in lake levels. The solution was for Silverdale Water to drill new wells on Ridgetop and pump millions of gallons into the lake each year. I am concerned for local wells running dry with additional water needs of new large developments</p> <p>Pollution of Barker Creek due to toxic runoff from clearing and from impermeable surfaces and warming of the creek from loss of forest canopy.</p> <p>Inadequate road access on Lakeview road to Central Valley for construction, bussing, EMS, road is very narrow.</p> <p>Destruction of habitat for animals, birds, fish...</p> <p>Infrastructure strain on Sewer, Power, Water, Schools, Hospital, EMS, Law enforcement...</p> <p>Fear of spread of Urban rezone all through Central Valley if this is approved.</p> <p>No guarantee of affordable housing as there are no requirements for developers to provide that. The 55 acres on the West side of Barker Creek has proposal for 340 homes which are rentals and are rumored to be sold to a California investor. We need to figure out how to incentivize and or require affordable home ownership. New homes are needed but also need to be truly affordable.</p> <p>Environmental Impact Studies should be required before approving a rezone of a sensitive area.</p>
Cindy Alpress	Supports Alt 2, Opposes Island Lake Rezone	<p>First of all we want to clarify that we understand that there is a housing shortage. As the county tries to plan the future growth we would like to be proactive and participate in the process. Our hope is that the county chooses ALTERNATIVE 2 to meet the need for housing in central Kitsap.</p> <p>As 150 acres of the Island Lake camp was sold to developers, and may be rezoned to low-density urban, we are very concerned about the counties growth management considering rezoning of the Island Lake area. If this were to be rezoned to allow 5-9 houses per acre, that would result in over 1000 homes in that area. We are unclear as to when an impact/feasibility study would be done but it sounds as if it would NOT be accomplished PRIOR to a rezoning. That makes no sense to us. This will effect aquifers, creeks, wildlife habitat etc., the need for additional utilities, not to mention the traffic problems. Central Valley road is not capable of handling that amount of additional vehicles. Developments and developers, are always devastating to the land and natural habitat, because the developer will most likely clear cut that land and their only concern is their bottom line. We've seen this already in new housing areas where the houses are 20ft apart.</p> <p>We own a farm off central valley road and my husbands family has been here for 3 generations. Its very disappointing to realize the loss of so many farms in this county. The county doesn't seem to recognize the importance of family farms whatsoever. When you look at any Kitsap County websites there is LITTLE OR NO MENTION OF FARMING. We have children coming for field trips to see our cows, chickens and gardens and it surprises me to no end that they have no idea where their food comes from (except Safeway). NO FARMS, NO FOOD.</p> <p>Also there is a plan for 159 homes to be built just east and adjacent to our farmland. Its very disturbing that according to the developer, there is NO PLAN TO LEAVE ANY TREES as a buffer to our pastureland. We have requested that they retain some trees between properties, but we have never received a straight answer, and our concerns have fallen on deaf ears at the DCD. So Im very leary of any new projects in our area.</p> <p>Lets look at what we want Kitsap to look like in the future, just another urban community or do we have a vision of something a little more original ?</p> <p>Keep the urban growth in Silverdale. I hope that there will be some effort to help those of us who want to keep the farming industry healthy in Kitsap. I dont see that as a priority at the present.</p>
Rick Cadwell	Opposes including in Alt 3 (opposes downzone from RC to UR)	See attachment
Tim Parker	Supplemental Information	<p>Thank you very much for allowing me to speak Tuesday evening. Our parcels are the four which front on 11631 and 11643 Silverdale Way. As noted, they are ideally located for amenities: access to dog park, skate park, Clear Creek walking trail, transit, and utilities. They are also served by Silverdale Way and Schold Road. We also know that housing affordability and energy usage are critical. As a businessman, whatever is done must be economically feasible. As I stated I look forward to leaving a legacy of positive development. I hope that whatever is done here will meet my high standards.</p>
Marshall Crenshaw	Supports Alt 2	I think Alternative 2 is the best and most Comprehensive Plan.

William Palmer	Various Issues with County Plans	<p>The plan has several flaws.</p> <p>A)It does not reflect Kitsap County’s needs!!</p> <p>B)The UGA is too small!!</p> <p>C)Climate change provisions are not supportable by actual science.</p> <p>D)No preplanning for future roads.</p> <p>E)No substantive and workable solutions to address housing affordable for all income levels and in particular the median income households and navy families, E3-E5, in particular.</p> <p>F)No meaningful involvement of citizens in plan construction. Open house is not interactive debate about what should or should not be addressed in plan.</p>
Richard A. Brown	Various Issues with County Plans	Not workable. This plan not enough urban growth area. It will destroy single family housing.
Bernie Kenworthy	<p>Bernie Kenworthy on Behalf of Baumgarter, Parcel #092501-4-081-2001, 092501-4-064-2002 &amp; 092501-4-080-2002). More supplemental information was sent for the record on Feb 17, 2023.</p>	See Attachment
Bernie Kenworthy	<p>Bernie Kenworthy on behalf of Parker, TPN: 092501-4-013-2004, 092501-4-019-2008, 092501-4-041-2000, 092501-4-014-2003. More supplemental information/support was sent on Feb 17, 2023</p>	See Attachment

Bernie Kenworthy	Bernie Kenworthy on Behalf of Dumont Parcel (James Alford), (TPN: 4472-002-021-0101), More supplemental information/support was sent on Feb 17, 2023	See Attachment
Caroline Putaansuu	Opposes Island Lake/ Barker Creek Rezone	<p>I am writing concerning the new zoning plan that would rezone parcels 016, 001 and 002 from Rural Density to Urban Low Density.</p> <p>I know that the county is under pressure to get more housing. However, I think one still has to consider the stewardship of the land for ALL, including wildlife.</p> <p>Please keep this land Rural.</p> <p>We have spent plenty of money trying to mitigate the damage we have done to the salmon habitat. PLEASE don't change this. Please be cognizant of the impact this will have on wildlife in the area that depend on that area for refuge and access to water.</p> <p>If you look at areas of this photo, you will see which areas at the top that have been built up and how thick it can be. The trees directly below will all be gone. From the shed on middle left, where Barker Creek starts to flow, would be better served to remain open. (The picture is from the top of the current development project is, looking south. Emerald Heights Elementary is to the top right as a reference.)</p> <p>I am sorry that land bought on spec. by California developers might not turn the big profit. However, there was a reason this land wasn't zoned differently. We need to be cognizant of how we are impacting our environment.</p>
Danna Olsen	Opposes Phillips Rd. Rezone	<p>Leave things the way they are!!</p> <p>Last time they adjusted the comprehensive plan we got screwed over so bad —it was ridiculous. And it was CORRUPT! Jan Angel put an individual or two on the committee who had vested interest in property that they rezoned from 1 house per 5 acres to 6-7 houses per acre over on Baker/Phillips Rd. When the guy. Dupree submitted plans he didn't even show our community Lake on his plans! So corrupt! All about the money for him and more tax money for the county of course. You've got to start taking into consideration why we moved out this way originally—&gt;&gt; to have more land and peace and quiet! Please consider our feelings once in a while instead of money, money, money for developers. It has become a zoo out by us. We can't afford to move. Just leave Phillips road alone PLEASE!!! We don't need any more housing out this way. The traffic is crazy on Phillips and the speed limit of 45 needs to be reduced from 45 down to 35. We are 5 houses up from Phillips and it sounds like a freeway as the cars go about 55! Our Lake Emelia was ruined by the Ridgeline development . Just stop changing land use out here. Leave it alone. No more building except for 1 house per 5 acres. I am sick of our county reps not representing our views.</p>
William Broughton (Kitsap Law Group)	Supports Alt 1 and Alt 2	I support both alternatives 1 and 2.
Mark Mauren (Ueland Tree Farm)	Supplemental information for request	<p>As you are aware Ueland Tree Farm (UTF) owns over 2000 acres in central Kitsap County with over 20 millions tons of permitted basalt and round rock that will support Kitsap County for decades to come. We also recycle concrete, asphalt and are permitted to construct a soil facility that will take in woody debris and create wood chips, mulch, compost and top soil. We support Alternative 3 ( <a href="https://www.kitsapgov.com/dcd/PEP%20Documents/CompPlan2024_BremWest%20UGA_draft_zoning_map_ALT3.pdf">https://www.kitsapgov.com/dcd/PEP%20Documents/CompPlan2024_BremWest%20UGA_draft_zoning_map_ALT3.pdf</a> ).</p> <p>The proposed zoning in Alternative 3 will bring the permitted uses in the Kitsap County Comprehensive Plan in line with the historical industrial activity at Kitsap Quarry that dates back to at least the 1960s, as well as anticipated future industrial uses. These industrial uses include taking in clean fill, concrete, asphalt and woody debris that will provide a variety of recycled, basalt, round rock and soil products for residents and businesses in Kitsap County. The community directly benefits from having these resources centrally located and near major roads. Both transportation costs and the carbon footprint are lower because these products are available closer to their customers. Plus, operating locally keeps family wage jobs in the County and substantially reduces the number of long haul truck trips driven on the County's roads. Kitsap Quarry often has trucks dump clean fill, concrete and asphalt and then leave with a finished product, reducing operator and project costs as well as the negative environmental impact of the activity.</p> <p>After considerable private investment, the main access to Kitsap Quarry is via Werner Road, which has long been an arterial road that supports industrial uses and provides direct access to Hwy 3.</p>

Jodee Strickland	Supports Alt 3, in particular reclassification to property on Nels Nelson	<p>I would like to go on record that I support the implementation of Alternative # 3 changes in the Silverdale Growth area. In particular the change to property on Nels Nelson Road.</p> <p>Thank-you for including this email into the record and for choosing Alternative # 3 for the Silverdale area.</p>
Dave and Diana McReynolds	Supports Alt 1; Concerned with clear cutting of forest land, and Opposes Barker Creek Rezone	<p>Helpdesk@kitsap.gov]</p> <p>We love Kitsap County and live here because of its unique beauty and quality of life. We strongly feel that Kitsap County is a special place that needs to be protected from further development.</p> <p>Last year, we were devastated to learn that a developer (Sequoia Springs) had submitted an application that proposes to completely clear-cut 55 acres of pristine forestland adjacent to our home. This development is on land already zoned for Urban Low Density. Sequoia Spring's proposal for premium lease/rental homes provides no buffer or greenbelt between the existing neighborhoods. Our concerns about the impact of this development and future proposed developments include:</p> <ul style="list-style-type: none"> <li>The clear-cutting of forest destroys the natural beauty of the neighborhood(s) and cause potential damage to surrounding properties.</li> <li>The complete destruction of habitat for animals, birds and fish.</li> <li>Removal of trees that are needed for air quality and ground stability.</li> <li>Island Lake needs rural areas to recharge Island Lake's Aquifer.</li> <li>The Barker Creek will become polluted from impermeable surfaces and warming of the creek from loss of the forest canopy.</li> </ul> <p>Kitsap County's infrastructure is already strained. Residents of the area are already highly cognizant of this fact! Adequate roads, sewers, power, water, schools, hospital, EMS/fire department and law enforcement all need to be in place BEFORE any additional developments are approved.</p> <p>For these reasons and more, we are in favor of "Alternative One" of the Comprehensive Plan. We do not want to see any additional rezoning of Kitsap County land at this juncture.</p>
Deborah MacKinnon	Supports Alt 2	<p>The Port of Kingston Newsletter Issue 03/March 2023 outline three alternatives for the comp plan updates.</p> <p>I would simply like to go on record in support of Alternative 2 "Compact Growth/Urban Center Focus."</p>
Staci C. Jocson	Opposes Island Lake/ Barker Creek Rezone	<p>It is ridiculous to cram in 5-9 houses per acre in an already too congested area. Silverdale Kitsap is turning into a city with the population of Seattle moving to this side and out of states in droves since Covid driving up house prices and availability. Homelessness is up and so is crime. These homes will not be affordable to low income or senior citizens so it is only going to add to our problems. Our own children who grew up here cannot even afford to buy their own homes in their home towns. Our infrastructure cannot keep up. Too many people here already for our local schools, police, firefighters, and hospitals to keep up. If you offer up these new homes the prices will still be way too high and it doesn't help any locals who have paid into and developed this area for years or help keep families together. It's only gotten worse and this new explosion of homes is adding to the problems. Say "NO" to the re-zoning of the Barker Creek/Central Valley/ Island Lake areas. We are not equipped to add that huge development here.</p>

Dan Parker	Supports Reclassification and Supplemental Information	<p>My name is Dan Parker and along with my wife Emese Parker and my parents, Tim and Becky own the Parker parcels up for reclassification (TPN: 092501-4-013-2004, 092501-4-019-2008, 092501-4-041-2000, 092501-4-014-2003).</p> <p>I grew up in Kitsap County and I am a proud graduate of Central Kitsap High School, later graduating from the University of Puget Sound and eventually Tufts Medical School, and my parents have lived in Silverdale for 30 years. My father worked as a local teacher and my mother worked and continues to work as a local pharmacist. Over the last 10 years we have developed and rented local properties and have current low income housing tenants. We understand the difficulty facing Kitsap county residents in finding affordable housing.</p> <p>It is our desire to transform these four parcels into an active and vibrant neighborhood which can meet our community's needs. The parcels are ideally situated close to downtown Silverdale and the freeway, with easy access to parks, bus service, and community trails. Utilities will be easy to access on Silverdale Way, and the parcels are flat lots without streams or wetlands and will be very easy to develop.</p> <p>We would like to maintain active ownership of the property, and will seek to work with the county to provide environmental and affordable housing to meet future needs. We have a dream to make the entire community Zero Net Energy if possible, or at least low energy, which will greatly reduce the energy costs of the occupants and the burden to the energy grid. To this end, we need the zoning to allow for Urban Medium-Density so that energy gains can be had through shared walls and structures. Urban Medium-Density will also enable us to keep more units available for affordable housing.</p> <p>As a doctor, I would also like to see if Harrison Hospital has interest in long term rental of some of the dwellings to allow traveling nurses and other short term and new staff the opportunity to meet local needs. This partnership has worked well for other communities and could be a huge win for Kitsap County in providing the critical medical staff we need.</p> <p>We have a sincere interest in developing this property in a responsible manner with long term implications, and we would like to partner with the Planning Commission to make this happen. We are a small family with limited resources and will seek the partnership of state and local government to make a truly exciting community for Kitsap County. Our ability to undertake this project hinges directly on the overall burden and cost of the project. We would like to meet the housing and community needs of Kitsap while also pioneering the way into the future of zero energy housing, so please help us in this process.</p> <p>Please approve our rezoning to Urban Medium with Urban Medium-Density comprehensive plan designation.</p>
Paul Groomer	More advanced notice and outreach is needed for large multifamily projects.	<p>I just received in the mail the newsletter from Port of Kingston detailing the update to the comp plan that is underway.</p> <p>All of the public meetings on the schedule have already occurred, before notice was given to Kingston residents.</p> <p>This lack of advance notice is unacceptable. This update affects Kingston probably more than any other part of the county.</p> <p>If the goal is to have a plan that takes into consideration the needs of the public, how can this be fair?</p> <p>Why has DCD not made its own outreach to the community?</p> <p>We currently have a 140 unit apartment project sitting unfinished and vacant in Kingston which is a blight on our community.</p> <p>Before we proceed with more efforts like this to force unaffordable multifamily housing we need to involve as many residents in the process, rather than have people wonder how this happened after the fact. We already have zoning in place that allows for dense housing in buildings up to 45' in height. Please consider revising your schedule to include more engagement opportunities with the community.</p>
Jason Rhoads (North Kitsap School District)	Supports Alt 2 and Alt 3. This parcel was part of UGA in 2006 Comp Plan.	<p>North Kitsap School District has reviewed all three alternatives and supports both alternatives 2 and 3.</p> <p>As a provider of community services, North Kitsap School District believes that both options 2 and 3 uphold the intent of the Growth Management Act and provide practical means to accommodate growth.</p> <p>Specifically, the North Kitsap School District owns property currently adjacent to the Silverdale UGA. Our parcel, 032501-2-002-2007, is identified for inclusion into the Silverdale UGA as part of both alternatives 2 and 3. The NKSD parcel was previously part of the Silverdale Urban Growth Area. (2006 Comprehensive Plan)</p> <p>The property has access to utilities and public services such as transit and can serve as a sensible zoning transition for the border of the Urban Growth Area.</p> <p>NKSD thanks the planning commission for its efforts and consideration of alternatives 2 and 3.</p>

Lori Iles	Opposes Island Lake/ Barker Creek Rezone	<p>I am writing to express my opposition to further-rezoning of the former Island Lake Crista Camp property which would allow builders to construct 5-9 houses per acre, rather than current zoning of 1 home per 5 acres. 150 acres in total (some has been rezoned already) would be so jam-packed with houses, people, cars, crime, pollution, etc). The rural Central Valley area needs to be protected from the urbanization and detriment such a change would cause!</p> <p>Four generations of my family have enjoyed the country life that Central Valley offers. With acreage between homes, we and our neighbors have farmed, raised livestock, rode horses, ice-skated together on local ponds, attended potlucks and barn dances, and contributed well to society. Get the picture?! ... We did not overburden our roadway, waterway (aquifer), or any other 'way'. There was an abundance of wildlife, health and happiness as we grew up! 'Hoot Creek' in Central Valley was named after my brother. Our roots run deep here, and I am adamant in wanting the Central Valley area protected from overzealous land developers forcing detrimental consequences. Our rural community deserves better!</p> <p>Please divert growth toward the already urbanized Silverdale area rather than compromise the future and legacy of our Central Valley gem!</p>
John Bogen	Opposed to these reclassifications	<p>Hello, several neighbors of Creekside Lane in Central Kitsap contacted me regarding a rezone request for parcels 222501-4-016-2004, 222501-4-025-2003 and two others at the end of Creekside Lane. This email was given to me as a person who could provide information about the rezone process.</p> <p>The rezone of these parcels would substantially increase traffic on Creekside lane and I do not believe any of us have been officially notified of this rezone request. We were wondering at what stage the request is in, and where and when we can provide testimony as to the proposals.</p>
Tom and Kathleen Wadlow	Opposes Island Lake/ Barker Creek Rezone General Environmental Concerns	<p>Item from the Kitsap County Comprehensive Plan Chapter ENVIRONMENT</p> <p>The Environment chapter describes how the County intends: to protect the natural environment. Intact ecosystems, forest lands, shorelines, freshwater systems, and other critical areas make up the natural environmental of Kitsap County. Human well-being depends on a healthy, natural environment to provide for clean air, clean water, food, and overall quality of life. A community that embraces sustainability must continually improve the relationship between the developed and natural environment. This includes managing the natural environment as an essential asset alongside other assets like roadways, buildings, capital facilities and revenue.</p> <p>Human well-being - not pleased with Planned destroying of the CANOPY, DANGERS from CONGESTION (the area can not support an inundations of so many more - autos, trucks, school busses, delivery trucks, UPS, USPS, Fed Ex, Amazon etc., Utility, Emergency Response, Fire Trucks; DANGEROUS to pedestrians (walking on own, strollers and those with disabilities maybe using wheelchairs or walkers - children/adults riding bikes, skate boards, tricycles . . . ), (the area has a vast and interesting assortment of animals, birds, fish, critters . . .).</p> <p>We Live here, they Live here and Desecrating the forest or strands of trees and creating a DOMINO effect on the AQUIFERS or WELLS and the area jewel: Island Lake - ALL REQUIRE WATER - We Live here, they Live here! IMPACT ON: Watershed, the Stormwater Management (runoff from digging and rearranging the landscape trying to mold with construction (Please, please don't let possible liquidization of the soil (Refernce OSO deadly and devastating landslide). and - EROSION the dirt, mud, debris and probably liter shakin' off logging trucks).</p> <p>There is so much more, but I'm getting to upset. I can't choose which of the alternatives suggested would be best. More heartfelt caring is needed. MORE STUDY IS NEEDED. The presented (plans) is DESTRUCTION of this area - We Live here, they live here - These plans are shrinking/crowding, destroying the WELL-BEING of this area.</p>
Stephanie Avery Guillory	Opposes Island Lake/ Barker Creek Rezone	<p>I have concerns about environmental impacts, traffic etc. Also, Kitsap County will no longer be the beautiful County it is if we only have pockets of forested land.</p> <p>More study needs to be done on this.</p>
Aleena Yunuba	Supports Alt 2	<p>I wrote earlier expressing concerns about the proposed re-zoning of land in the Barker Creek area, but I have an addition concern based on news that a state bill has proposed rezoning single-family areas within cities to duplex or fourplex housing areas. While Silverdale may not meet the requirements for this bill at this time, I'm concerned about the future given the trends of both the legislature and population growth in our area. Namely, I am concerned that if the comp plan chooses Alt 3 (single-family home zoning in rural areas), we will instead see duplex/fourplex housing in these areas in the next few years, which will entirely overwhelm the infrastructure of the area.</p> <p>I am in favor of Alt 2 of the comp plan, which accommodates these duplex/fourplex homes in an area which will provide adequate support for them. The roads and transit options in our area particularly do not seem well-suited to an influx of hundreds of new residents.</p>

Greg Englin (Port of Kingston)	Recommendations for Kingston Subarea Plan	<p>Good evening. I wanted to submit our suggestions regarding the Kingston Subarea Plan. Attached is only the Economic Development Section. KCAC did not address Economic Development specifically and the Port is statutorily required to promote economic development so we put most of our effort toward this section.</p> <p>We are reviewing the KCAC recommendations regarding other components of the Subarea Plan – especially Transportation section and general comments regarding Buildable Lands. KCAC sent the amended Subarea Plan recommendations regarding the alternatives yesterday. We are reviewing that against our policy recommendations. Rather than restate their content we are reviewing it against our feedback and only highlighting goals or objectives where we may add or differ from those recommendations. I expect we can complete that by tomorrow.</p> <p>Lastly, we would welcome having you meet with the Port Commission at this coming Tuesday work session, March 6, from 8:30-10:30 to discuss if you are available. You can also zoom in since I know it is a good drive. Or we could even call a special session next week. We just need 24 hour advance notice. I am BCC'ing the Port commission on this message.</p> <p>Thanks for all your work throughout the County on this critical planning process.</p>
Judy Arbogast	Need more density and housing options	<p>I attended the open house recently. I mainly focused on the Port Orchard options and saw only one small area along Bethel Road that would increase density. This small area would not meet the anticipated need for density with projections of population growth I have seen. Are other cities planning for a larger increase in density? Did I miss something?</p> <p>Is there an estimate of the increased number of housing units for the county in each of the two main options shown on the maps? How much of the county would be classified as "green space" without new buildings allowed?</p> <p>My biggest concern is the lack of affordable housing and not seeing where the increased density will allow for more housing options to avoid homeless issues in the future.</p>
Deborah Vedin	Opposes any expansions in in Sinclair Ridge and McCormick areas due to environmental concerns	<p>want to address the potential for Zoning Changes, particularly in the Sinclair Ridge/Gorst and McCormick areas of Kitsap County. These areas were all previously Port Orchard and Bremerton Watersheds, and currently contain multiple Endangered Salmon Streams Certified by WDF, which have maintainable contracts under FFFP, and pending Culvert Projects at State Highway 16 and Kabelac Creek in Gorst through to the Bay.</p> <p>These all happen to be near multiple recent slides, and flooding that have closed State Highway 16 in Gorst since the owners of the Sinclair Ridge property clear cut that property. It's gotten worse with the addition of more clear cutting for McCormick Woods expansion. We are watching a movie of OSO happening in Gorst with devastating effects!</p> <p>My family originally owned ALL the land I'm describing. Over 2500 acres. Our heritage goes back to before Washington was a State. Please know that any expansion in that area would be deadly. Trees aren't even holding on. I've spoken with Geologists from the UW and they agree</p>
Carma Foley	Do not overdevelop, focus on livability	<p>I am wondering if there is a current measurement of the housing projects in the works.</p> <p>It seems to me that there are many housing types started in the greater Kitsap County area recently.</p> <p>I would just like to make sure we don't overdevelop in our area. It is important to have open space and parks also for people/animals to enjoy as well.</p> <p>I would like to see more emphasis on neighborhoods and communities in the new housing, instead of how many houses can we cram in this space.</p> <p>Many people that create the housing seem unconcerned if the units promote a livable, sustainable environment. Could it possibly be because they don't live here?</p> <p>We who live here want to embrace a united community that promotes safety and well-being also.</p>

Kathy Meysenburg		<p>I am a Kitsap County resident of 48 years. For the last ten years I have taken my free time to imbed myself into the craziness of land use changes that seem to be happening all around me. With what seems a blink of a few eyes and quiet back-room developer handshakes, rezones and developments are being established without much input or opposition from the County. With private project ideas, zoning changes, comprehensive plan update ideas being passed around, property designations seem to be changing with the wind and no one who understands what is going on can keep up until it's too late to question. As I can appreciate the process for public comment around the comp plan update, we all know that the entire process is solely to meet a GMA requirement. A mandated process, not a process at the county's free will. It is true that the everyday Joes/Jills don't understand what land use is as its applied to current and long-range planning. Unless taxpayers do their own research, many don't even know what the comprehensive plan is and therefore rarely give comment or feedback. With this aside, I am part of the few that does understand and I have extreme worry. I have seen first-hand property's change their zoning designations multiple times in just a couple years and even given new zoning terms that have never been used in Kitsap before. It is with my observation that it all seems coincidental the changes happening in conjunction with the many playbooks of developers' agendas. I personally know that large housing projects have been pitched with developers choosing no community process. By County code they are not required to have community meetings which could help the developer rather than hinder relationships. I have seen what seems like, the County pushing and supporting the upzoning of lots to increase density in areas once noted as agriculture/ farmland with farfetched grasps towards the comprehensive goals and so-called visions. Honestly for me it's hard to not take it personal; what is going on feels like a witch hunt for property and farmland owners. The county increases their revenue over time winning at the expense of the landowner's dream. Let's be real, the lay person to whom resides in Kitsap doesn't understand land use until they are affected by a new development moving in next door. It is those very few of us who do understand the process that try and keep the County accountable by asking questions, being involved, pushing for transparency and honesty, and to demand that community goals and objectives be adhered to. With this said, I would like to know why it is that in the current Comprehensive Plan, the word "farm" or "farming" only comes up 15 times and "agriculture" one time. However, words such as "growth" comes up 218 times, "development, developments, or future developments", 460 times. Sadly, even in the Introduction of the comp plan there is no speak of the history of farming in the county and no discussion on retaining this portion of the foundation the county was once built upon. The County notes "The key to maintaining Kitsap's character is to preserve existing open space in rural areas, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities". For a county with so many people supporting farming, there is nothing written about it. Farming in Kitsap dates itself back when the rise of homesteading and logging was rampant, the 1800's. Being that we are not in living in the 1800's, I however challenge you to ask your neighbors if they would like to see the retainage of farmland within their community or would they prefer more retail, stacked housing and apartments. As I am not sure who is responsible for incorporating the vision of the once loved lazy day community of Kitsap, but it's apparent that it's not represented evenly by just county staff, commissioners, committees, deep pocket developers and a few vocal citizens. Last, county officials speak of increasing job opportunities, multi model transportation options, and vibrant diverse affordable housing, but what they forget to remember is that the infrastructure must support these ideas. How much capacity is the sewer treatment plants and pump stations going to be able to handle? What about water resources and potable water options? As studies and analysis can be done by professionals and forecasted with the utmost best engineering, the reality is this county has done a good share of putting carts before horses with what seems to be no regard. Studys at this point just fill the need to address long term forecasting model requirements. Example, look at the shipyard at 3:00. Look at traffic on a Saturday on ridgetop. Furthermore, what are the plans for EV needs. Power grid demands. Is the County looking to push this onto the developers as an impact or will taxpayers again be taking on the costs? Where are the resources going to be for this increased demand? Wind and solar farms? You increase population density but are there plans to increase life safety with fire, police and sheriffs? Have you looked around our County lately? Have you looked at the police blotter and seen the crime? You increase density, you defund vital resources. I note this all primarily to become a part of the process and as a public record. I feel it is my responsibility to point out and address that which is not often communicated and shared. I voice my concerns and my opinions for our future as it's my civic duty as a tax paying citizen of this county not to mention a passionate farm owner.</p>
Doug Skrobut	Supports including Reclass in Alt 2 and Alt 3	<p>I am writing in support of this small-scale request in rural South Kitsap County being included in both Alternative 2 and Alternative 3. A reclassification from R20 to R10 would add only three additional lots, and a reclassification to R5 (which is the zoning of adjacent parcels) would add only eight additional lots. This request has the attribute of adding family housing capacity near the Kitsap County Park at Wicks Lake. South Kitsap has traditionally been the location of the most affordable for sale housing in Kitsap County. A reclassification to R10 (or R5) would give additional families the opportunity, particularly military families with the VA home loan program, to obtain home ownership and begin building wealth. 20 Acre residential lots that sell for up to \$500,000 have become estate lots not obtainable by typical Kitsap County residents.</p>
Kirsten Romtvedt	Supports Alt 2	<p>I would say Alternative 2 is best. I need better transportation. I enjoy able to drive to social events in Poulsbo, Bainbridge island, Lynnwood, Port Townsend and Tacoma. We used to drive to those places to dance. Now we drive to downtown Kingston because it isn't safe to walk along the road.</p> <p>I'm hoping we will not have to move to a place with real public transportation. I may not be able to drive in a few years due to my eye sight. When we moved here there was a bus stop I could safely walk to. The service wasn't great running only once an hour at best, not on weekends or after 7pm.</p> <p>Many places with good public transportation focus on those over 60. I want to be in an inclusive community. I want a walkable with affordable housing for everyone. I want to be able to use a bus to do my shopping, medical appointments, and social activities.</p>
HeatherBiermann	Supports Alt 2	<p>I would like to express my support for a focused growth/urban center focus, in order to protect and manage the quickly shrinking amount of farmland and habitat within Kitsap County. Having grown up near the Auburn Valley, and then in the Skagit Valley, I have witnessed two vastly different outcomes where farmland and open space are concerned. The Auburn Valley was comprised of mostly farmland when I was growing up; it was not actively protected, and now has dwindled to a small percentage of land, in favor of warehouses, commercial properties, and homes. The Skagit Valley, in contrast, took a managed approach to preserve farmland, and has a majority open space, in stark contrast to the area north of the main valley, which is now malls, businesses, and housing developments. Farms and open space are important, for food, conservation, provide important habitat, and contribute to people's mental and physical health, through contact with nature, in the form of parks, trails, farm visits, and fresh food. Farms and conservation represent livelihood for people; conservation projects, parks, and food and nature based tourism create jobs and livelihoods for individuals, families, and communities (look at the success of farms and "agritourism" in Jefferson County). Additionally, the open spaces of Kitsap County, and the farms contained therein, create a unique character, which should be preserved, rather than turning the county into "anywhere USA". I have lived in Kitsap County for 20 years, long enough to see many changes, including reduction of farmland and habitat spaces; I have also witnessed, expanded programs to create parks and trail systems, grassroots efforts to preserved watersheds, and an increase in interest in farmer's markets/stands, and farm visits. I believe that Kitsap County should focus on these positive efforts, and create policy and systems to manage our precious natural resources, including farms.</p>

Randy Berg	Supports Alt 2	I have been a Kitsap resident for 54 years, 43 of those as a Central Valley home owner. I want to express my support for Alternative #2 in the county plan to update the Kitsap Comprehensive Plan. When the Comprehensive plan was first implemented the county assured Central Valley residents that the entire Central Valley would not be subject to future large scale development. Alternative 2 supports keeping Central Valley rural.
Marlene Berg	Supports Alt 2	As a lifelong resident of Kitsap county. I have seen tremendous growth in the county, especially in Silverdale and the surrounding area. When the Comprehensive Plan was originally developed, the elected county officials at that time constantly assured Central Valley residents that they would keep Central Valley rural. Alternative 2 supports directing future growth in Silverdale. I fully support alternative 2.
Unknown	Barker Creek corridor	My comments for the Kitsap County Comprehensive Plan update 2024 are concerning the Barker Creek corridor from Wagga Way to Dyes Inlet. Please take into consideration the millions of dollars that the county and state have spent over the last 25 years procuring land to preserve as well as upgrade infrastructure along the Barker Creek corridor. All of this work, along with volunteer time was undertaken for the preservation and support of salmon habitat. A Comprehensive review of the entire Barker Creek corridor should be accomplished and plan accordingly versus individual site-specific requests. Adequate infrastructure isn't currently available to support the up-zone that's being requested of parcels in the Barker Creek corridor. Would it be more appropriate to have the infrastructure in place or a solid plan for infrastructure before changing zoning designations? It appears five parcels who are requesting an up-zone are inside the City of Bremerton Water Utility Well Category I Critical Aquifer Recharge Areas in the Barker Creek Corridor. This information was found on the City of Bremerton's website. Specific to requests #23, #26, #27, 28, & #29.
Kingston Community Advisory Council (KCAC)	See Attachment	See Attachment
Ron and Peggy Vanbianchi	Supports Alt 2	We support Alternative 2, the "Compact Growth/Urban Center Focus" and oppose Alternatives 1 and 3, which do not encourage growth within the Kingston and Silverdale urban centers.
Anita Orban Banks	Supports request of Commercial	<p>My name is Anita Orban Banks, I am writing on behalf of the Angeline Orban Estate. The estate owns the Subject Property which currently holds the Comprehensive Plan Designation of Urban Industrial. The Estate submitted Reclassification #12 to request a Comprehensive Plan change for the Subject Property from Industrial to Commercial. The Estate supports the County's Recommended Zoning of Commercial (10-30 DU/Ac) that was proposed for Alternatives 2 &amp; 3 regarding Subject Property's account.</p> <p>A little bit about the Subject Property:  Subject Property has been owned by the Orban family for almost 60 years. The parcel was originally 9 acres when it was acquired by the Orban family, but is now approximately 7.10 acres after the county acquired approximately 2 acres from the Orban family to construct Greaves Way in 2007. Consequently, the Subject Property fronts Greaves Way and holds a direct curb-cut access to that thoroughfare. The Subject Property is located within the Silverdale UGA and the Waaga Way Town Center Design District.</p> <p>Regarding utility access to Subject Property: According to Kitsap County GIS data, utilities are in place on the Subject Property's frontage road Greaves Way, and can be easily connected to the Subject Property. Alternatively, utilities are also accessible from NW Martha Lane on the NW corner of the Subject Property where there is a 40' Easement for Ingress, Egress and Utilities per short Plat No. 2135.</p> <p>Public Utilities and Services easily provided:  Water – Silverdale Water District  Power – Puget Sound Energy  Sewer – Kitsap County Sanitary Sewer  Police – Kitsap County Sheriff  Fire – Central Kitsap Fire  School – Central Kitsap School District</p> <p>Regarding Transit Service to Subject Property: Public transit is conveniently located on the Subject Property's frontage road Greaves Way. The Subject Property is .4 miles (about 2,000' or about an 8-minute walk) to the existing Silverdale Kitsap Transit Center. The existing Silverdale Kitsap Transit Center will be moving to Ridgetop Boulevard across from St Michael Medical Center. Kitsap Transit anticipates that one or more routes will be maintained on Greaves Way after the transit facility is relocated.</p> <p>Regarding critical areas or other sensitive areas (wetlands, streams, steep slopes, shorelines, etc.): According to the Kitsap Critical Areas map the Subject Property does not include critical areas, critical aquifer recharge areas or other sensitive areas. Kitsap County GIS Topographic map of the Subject Property shows no steep slopes. There is a steep slope NE of Greaves Way on the County easement.</p> <p>Regarding the creation of an opportunity to increase residential housing stock: By reclassifying the Subject Property to Commercial, the opportunity to increase the following residential housing stock can be created through the use of the Administrative Conditional Use Permit (ACUP):  Convalescent home or congregate care facility  Dwelling - Multifamily  Dwelling - Single family attached</p>

Dwelling - Single family attached

Adult Family home

Residential Care Facility

Boarding house

Hotel motel

The Subject Property's current Comprehensive Plan Designation and Zoning of Industrial, only allows for a High-risk secured facility (Hearing Examiner Conditional Use Permit required), Adult Family Home (ACUP required) or caretaker's dwelling.

Regarding the creation of an opportunity for employment growth providing living wages: By reclassifying the Subject Property to Commercial the opportunity for employment growth can be created, as far more Commercial/Business uses, Recreational/Cultural uses and Institutional uses are available under the Commercial classification.

Regarding the potential impact/benefit to neighborhood character as a result of reclassification:

The Subject Property is located within the Waaga Way Town Center Design District and is bound by the design standards set forth by Kitsap County.

The surrounding areas have a mix of different zoning. To the east and south, the commercial zone abuts the property. To the north and west of the Subject Property, the zoning changes to Industrial.

On the south-east corner, the Subject Property enjoys a direct curb-cut to Greaves Way. There are two more accesses available; on the northwest side of the Subject Property on NW Martha Lane, a 40' easement; and on the southwest side on NW Norhinkle lane a 20' easement.

Regarding other areas of community need that the request supports: Reclassifying this property falls within Puget Sound Regional Council's Vision 2050 goals to: provide opportunities for all, increase housing choices and affordability, sustain a strong economy and grow in centers and near transit, to name a few.

The reclassification is in the public interest and the request is consistent with the Kitsap County's goals. The County aims to focus a greater share of growth into the urban areas, which may include rezoning properties within the UGA boundary to increase capacity as necessary to accommodate growth targets.

This is a beautiful view property. The proposed update would increase the range of land uses that are allowed on the property and in the immediate neighborhood. The wider range of uses that are allowed in the plan areas requested may allow for further economic development and provide for housing and jobs within proximity.

The proposed update would also nicely tie into the Silverdale Sub Area Plan Goals of Land Use, Economic Development and Housing by providing sufficient capacity within the Urban Growth Area to properly accommodate a mix of residential and commercial development.

The Subject Property is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, and compatibility with the neighborhood.

Through the updates of the Comprehensive Plan you have the opportunity to create a new vision for Kitsap's future and I am really excited for some of the things I saw presented by staff during the public meetings.

I appreciate all of the work you folks have been doing, and I look forward to participating in the process as we move forward.

Wndy Suzanne Arness	Leapfrog Development in Kingston	<p>In regard to reviewing the current Kingston UGA, I need to discuss the leapfrogged area between the Kingston northern UGA boundary and Apple Tree Point development. This area is adjacent to dense residential areas on several sides, nicely fitting the definition of UGA. It also fulfills the GMA's Commute Trip Reduction requirement with its short walking distance to downtown Kingston, access to both foot and auto ferries plus a major arterial highway. I should highlight that none of this traffic will have to cross the State Highway to access the ferry or the post office and grocery store! In stark contrast, we have the long promised and now happening Arborwood. While this will greatly increase the number of homes in the Kingston UGA, as the State has recently urged, the South Kingston Road, whether going to Poulsbo or to Kingston will become severely overburdened, even with the planned commercial zone within Arborwood.</p> <p>Why was this area leapfrogged? The concept of density, and growing out from an urban commercial center seems to have been lost if not abandoned as far as Kingston is concerned. Earlier zoning in this area was high density (Residential 3-MH), and in the 1984 Subarea Plan, zoning was semi-urban and included in the Sewer Service Area. My brother, Bill, attended several, if not all, relevant meetings trying to work toward a better community for Kingston. Much of the area is now divided into two and a half or smaller size properties. I am aware that there is a deep ravine as well as Sandy Beach and other high bank/beach problem properties in the this area; these environmental issues are covered by several [other] regulations. Most of the properties I am talking about here have good soils and reasonable slopes. Sewer service could be gravity with no pump station required.</p> <p>If it is decided that the Kingston UGA currently has enough acreage designated for the next twenty years' population growth, and if the desired design chosen, with no consideration of the area between the northern UGA boundary and Apple Tree Point development, is accepted, in spite of the logical closeness to the existing Kingston downtown, our family will be saddened. My niece and I own over fifty acres within this area, and while we believe in the concentration of a people-filled urban area, we are interested in getting a handle on our future and can hold out only so long. If this area remains rural, we will end up having to take advantage of some great vistas and sell off five acre home lots-making at least ten families happy. It is not what the GMA was created for; but, we can only offer so much.</p>
D. Lemke	Impacts from expansions/development at Phillips Rd.	<p>County Commissioners: Please take note of any changes to the comprehensive [plan that adds any more traffic and congestion to Phillips Road between Sedgwick Road and Mullenix Road. Since the Ridgeline Development is not currently 100% built and Emelia Landing is just started the increase of traffic is unbelievable at times during the day and allowing more development in this area will only be a detriment to those of us currently living in the area.</p> <p>Also the impact on Mullenix Ridge Elementary, fire services etc. needs to be addressed before the allowing more development of this area.</p>
Beth Nichols	Supports Alt. 2	<p>I would like to submit my preferences and comments for the County Comprehensive Plan.</p> <p>It is crucial as we look at habitat loss, climate change, and other negative side effects of sprawl that we aim to protect and rejuvenate our ecosystems.</p> <p>Alternative 2 is the best option as a foundation for concentrating growth in the Urban growth areas and not dispersing growth in rural areas.</p> <p>I would propose that the County hold off on any requests for changes to rural zones or LAMIRDs until the completion of the Comp plan. The Plan should come first, to guide the zoning more wisely. This would allow for thoughtful zoning changes that meet the goals of protection of the natural environment, support of responsible farming and sustainable timber harvest practices.</p> <p>Of concern in North Kitsap are two proposed zoning changes:  -400 acres near PGFHP change from 1 dwelling per 20 acres to 1 dwelling/ 5 acres. NO.  -No zoning change for the LAMIRD request near Bond Rd. NO.</p> <p>It is a new day for all of us environmentally. We need to keep the urgent crises of climate change and biodiversity loss at the forefront of County planning, so that we all have future quality of life in Kitsap County. We need creative thinking and recognition of our responsibilities to the land, the water, and the air- for the survival of human, plant and animal communities. We also need to work for the needs of communities of ALL income levels in Kitsap.</p> <p>Of utmost importance is to support transit and affordable housing options that promote Alternative 2. Invest in nonmotorized transportation that connects communities for work, school, shopping, and daily life for the residents of the County, prioritized over visiting recreational tourists.</p> <p>Building codes should encourage leaving natural vegetation on housing sites as a more environmental approach to development, the benefits are many. I am attaching an excellent article about the importance of natural vegetation preservation.</p> <p>I witnessed the devastating, massive clearcut of the Arborwood development near me in the Kingston area; development could have happened without the tragic removal of expansive tree and plant cover and the resulting negative environmental consequences.</p> <p>Consider incentives for planting native plants to help restore habitats and address biodiversity loss. Trees are a precious part of our life support system and there should be incentives to preserve and replant native trees at every opportunity.</p> <p>I ask that residents have the information about the costs to the County taxpayers of the differing alternatives, including the ongoing costs of maintenance. Ensure that developers pay the actual costs of development, for roads and impacts, so that taxpayers are not unfairly burdened .</p> <p>Make sure that this plan is not purely aspirational, by putting into place outcome measures that can be monitored, especially around meeting environmental, land preservation, and affordable housing goals. How do we know we have met any goals unless there</p>

		<p>make sure that this plan is not purely aspirational, by putting into place outcome measures that can be monitored, especially around meeting environmental, land preservation, and affordable housing goals. How do we know we have met any goals unless there are specific measurements?</p> <p>Thank you for your work for all of the citizens in Kitsap County and for protecting the ecosystems on which we all depend.</p>
Cheryll Lippy	Opposes Island Lake/ Barker Creek Rezone	<p>Zone 1,2 &amp; Zone Changes 2 maps- no comment.</p> <p>Zone 3 &amp; Zone Changes 3 maps - comments as follows.</p> <p>Why was the site 4.016 selected? This area is part of the Barker Creek Corridor.</p> <p>The 3 Springs (4.006) wetlands flow into 4.016 property making the buildable area smaller due to wetland setbacks. There is a creek that starts in the SW area of 4.016 from a clay cliffs that seeps water. This creek flows towards 3 Springs.</p> <p>Where will the utilities tie in be located? Will the Creekside lane bridge over Barker Creek be updated? The dirt road will need updating.</p> <p>These are all impactful to the Barker Creek Corridor.</p>
James Hardy	Opposes Island Lake/ Barker Creek Rezone	<p>Thank you for this opportunity to comment on the Comprehensive Plan. I have attended presentations at both the County Commission spaces as well as the Silverdale Library Branch along with reviewing recorded meetings on the Kitsap County webpage.</p> <p>I am against the proposed change in zoning in the Silverdale Subarea Plan, in particular changing the development boundary and increasing housing density (5-9 DU/acre) in the vicinity of Island Lake under Alternative 3. The focus of this density type of development needs to be in the downtown area close to employment, shopping, services, etc.</p>
Allen Gibbard	Opposes rezones near Nels Nelson Road and Barker Creek	<p>I'm writing to voice my concerns regarding proposed Central Kitsap Alternative 3 Zoning Map proposal. Specifically, the blue UR-Urban Restricted and yellow UL-Urban Low Residential alternatives east off Nels Nelson Road highlighted in subject map.</p> <p>The areas in question were restricted from development in the past because of adjacent wetlands and Barker Creek encroachment. Since nothing to my knowledge as changed since the last attempt at developing those parcel's, I'm alarmed at their proposed usage change now.</p> <p>I intend on being present at the April 10th public hearing to question these changes and hear your justification for those proposed zoning changes.</p>
Judith Kaylor	Opposes Island Lake/ Barker Creek Rezone	<p>I'm a neighbor who has been living in the Island Lake area for 48 years (and below the curve of Island Lake Road as it passes Camp Court NW, on the southwestern side of the Lake). You've changed the housing density on property no. 004, which is 55 acres of the former Christa Bible Camp, to 5-7 homes per acre, rather than 1 home per 5 acres. That's approximately 700 cars residing in a cul-de-sac with only Camp Court as their route to other roads. I'm curious, and alarmed, wondering how many of the downhill vehicles (on Island Lake Road) are going to miss the curve either turning to the North (Island Lake Road) or the South (Camp Court NW) on snowy, icy, or careless driving days and therefore pummeling through my fence and onto my property. With the traffic that uses Island Lake now, there is a collision at least once a year. How are you planning to configure that turn in the road so that my property isn't mauled constantly by all the expanded traffic using Camp Court as its only in/out access to their home?</p> <p>In reference to the other 125 acres on the east side of Barker Creek, I understand you plan on turning its density from 1 home per acre to 5-7 homes per acre (Alternative 3). No more trees, wild animals, clean water for Barker Creek, etc. Will Barker Creek end up being one more huge "Chico Creek" expenditure in the future? Stick to Alternative 2 on your planning chart and move your solid wall of homes someplace else in Kitsap County. Please.</p>

Kevin and Gail Gross	Need to balance growth with livability	<p>First, we wholly endorse those comments presented by Karen and Gary Mills on the current Comprehensive Plan dated 10 March 2023.</p> <p>For what it is worth, based on reception of our previous submissions and comments to the Kitsap County Department of Community Development, we have no expectation that you will seriously take our comments on board as they do not fit your narrow attitude of acceptability. But for the record, we submit the following comments below:</p> <p>Whether the Growth Management Act (GMA) or Kitsap County statutes require the County to make policies allocating land use to purposes supporting unconstrained growth at the expense of community liveability, that should not mean that this historic approach is warranted, particularly at the expense of existing residents.</p> <p>Having personally served in various positions of land use and capital improvement planning in thirty four years of service in the Department of the Navy and previously as Director of Public Works for the City of Newcastle, I can attest that there exist processes that incorporate and balance both planned growth and community liveability. These approaches have been, to some degree, adopted in the establishment of the planned communities of Reston, Virginia and Columbia, Maryland, as well as others. Commissioner Garrido, who holds a doctorate in Urban Planning, should readily recognize this approach.</p> <p>I would highly recommend the DCD adopt a similar approach in revision of the current Comprehensive Plan rather than pursuing their historic approach which primarily benefits builders and developers at the expense of community liveability. If the DCD lacks the ability to incorporate this approach to community planning, then the County should seriously consider hiring a qualified community planning consultant.</p> <p>On the other hand, if your intent is to simply 'check a box', then by all means disregard what we have presented and Kitsap County will eventually resemble the worst of community planning, as evidenced in east King County.</p> <p>I have copied this to the Washington State Growth Management Hearings Board.</p>
Hannah Moller	Opposes Island Lake/ Barker Creek Rezone	<p>In your online pdfs of Alternatives 2 and 3 your proposed urban growth center and boundaries look identical. However, from going to past meetings I know that some parcels that were added to Alt 2 were not added in Alt 3.</p> <p>I currently live off Central Valley and am aware of parcels 016, 001, and 002 being proposed as urban low residential in Alt 2. I do not agree with the need to rezone these parcels for urban growth due to the environmental impacts it will have on our community as well as the infrastructure needed to accomplish it.</p> <p>The parcels 016, 001, and 002 are heavily wooded areas that supports the ecosystem of Island Lake. The development of that land will further endanger the local wildlife by pushing them into surrounding areas. There also is a large impact on the lake in which many of these animals depend on. There are also reasonable concerns for the erosion and introduction of run off to Braker Creek which is protected.</p> <p>The other concern is infrastructure. I am aware that the last time major construction was done around Island Lake the aquifer was affected. As such my neighbors and I had to have our wells redone. While there is a moratorium regarding private wells in the area, this is an example of how this could affect the surrounding communities. There is also a concern for the sewer treatment if these parcels were to be developed. The recent development on NW Swartown St shows how improper waste management can affect the surrounding environment by leaching into surrounding bodies of water. It wasn't until concerned citizens complained about the negative affect it had on their land that it was stopped. Central Valley Rd's infrastructure is minimal as well. There are no lights or stop signs on the main road surrounding the parcels mentioned. The traffic that would need to be supported with this urban growth is something that the area is unequipped for.</p> <p>While I understand the need for more housing as a community we should also be concerned in saving rural land as well. That is why I agree with your Alt 3 with the understanding the above parcels are not included in it. There have been many new developments coming to Kitsap county that are already in the works and there is not a need to continue to eat into what little of our rural communities remain. We should instead be looking at better developing areas in proposed growth center in Alt. 3. Within that zone there are areas that could be better optimized to support the increase in housing needs.</p>
Mary Preus	Supports including in Alt 3 as a downzone from RC to UR (project is currently under appeal)	<p>This letter is in support of the proposed rezone of the property located at 9506 NW Mickelberry Road from Regional Center to Urban Restricted in Alternative 3. The owner of this property is proposing a 160 unit on this property. The 2020 appeal of the proposed apartment project revealed the extensive development constraints on the property and the perils of zoning not matching the property and neighborhood. In the 2020 multi-day hearing for the appeal of the conditional use permit and MDNS, witnesses (both expert witnesses and citizens) gave testimony which would be valuable for the County in making zoning decisions on this property. See Silver View Apartments SEPA and AUP Appeal HE Appeal Nos 20-04126 and 20-01937.</p> <p>At the heart of my support for this rezone is that the rezone would be consistent with my opposition of the project - this is not a property that can safely have 75% paved surfaces. It has 8,523 square foot wetlands that serve critical functions, and heavy development will pollute the nearby lagoon and Dyes Inlet with chemicals presenting dangers to salmon and other wildlife. The current plan for the Silver View project would result in over five million gallons of water annually flowing into the lagoon. Inadequate provision for stormwater conveyance, potential puncturing of shallow aquifers during construction, potential traffic hazards including difficulty of emergency vehicles accessing Christa Shores, and lack of transition between commercial development and an Urban Restricted zoning area all are reasons to return the zoning back to Urban Restricted. There is a major stormwater retention facility proposed on the corner of Bucklin Hill Road and Tracyton Boulevard has yet to go through the EIS and inspection process which will constrain development and support returning the zoning of this property back to urban Restricted.</p>

Karen Mills	General Comment: Upset with growth in County and El Dorado Project	<p>Frankly, I don't know why I am writing because I know you have already made up your minds about what you plan to do, however, I want to make sure you know you do not have full support of the county. I will not be available April 10th, but I did want to express my feelings. Many of us live here because of the beauty of the green areas and the fact that we are not overcrowded like Tacoma and Seattle. However, you are doing everything you can to change that. Our green areas are in jeopardy, and so is our lifestyle.</p> <p>The quest to get more money into Kitsap is not, in fact, helping the country – it is just making it another suburban sprawl location that will not be attractive to live in.</p> <p>I really am dismayed at the direction this county is going. I know for a fact that our environment is not taken into consideration, because you didn't even ask for an environmental impact study before approving the El Dorado project. You have ignored the concerns of the citizens that live here already. I live in Windsong and have already seen some of the results of your decisions. We had a county work party come up our street this last month and take down trees that were on private property (owned by the homeowners association) without ever asking or notifying the people who own the property – I know this because I am on the HOA Board for Windsong HOA and we were not notified. They chopped down trees on homeowners property and threw the debris into our greenbelt. In addition they "trimmed" trees up to 30 feet above the ground that stood on individual residents' property and no one was ever notified this would be happening to their property. When one resident asked what was going on they told him it was to prepare for the work that would be done on our street – apparently in preparation for the El Dorado project – and NO ONE FROM THE COUNTY HAS CONTACTED ANY OF THE RESIDENTS.</p> <p>Your actions are obviously being done without notification so that you can ignore the concerns of the residents and bulldoze your way through current residents rights.</p> <p>As I said in the beginning – I don't know why I am bothering to write because you have ignored our concerns from the beginning of your quest to over-develop this county. However, I would feel worse if I didn't express my feelings of disgust.</p>
John Goyette	Opposes Island Lake/ Barker Creek Rezone	<p>Have you EVER heard the owls hooting at one another from one end of Island Lake to the other on a moonlit night around 1am?</p> <p>Have you EVER watched the mated pair of bald eagles soar in upward circles above Island Lake until they are tiny dots against the sky?</p> <p>They come back down to often land in the area of the old Crista Camp, there are eagle nests nearby.</p> <p>Have you EVER seen the ospreys swoop down from a Douglas Fir perch and snatch Island Lake trout and take said trout to a new tall tree?</p> <p>Have you EVER seen the Barker Creek river otter families? They are known to be frequent visitors to Island Lake too.</p> <p>Have you EVER seen all the wildlife in that wooded acreage at the south end of Island Lake that is proposed to be clear cut?</p> <p>I didn't think so.</p> <p>Please think this one through, there is going to be nothing left if there is no thought towards preservation. Please be responsible stewards of our land.</p>
Natalie and Janice Martin	Opposes these rezone requests	See Attachment
Allen Gibbard	Opposes this rezone request, and others that are within this area of Barker Creek Corridor	<p>I'm writing to voice my concerns regarding proposed Central Kitsap Alternative 3 Zoning Map proposal. Specifically, the blue UR-Urban Restricted and yellow UL-Urban Low Residential alternatives east off Nels Nelson Road.</p> <p>The areas in question were restricted from development in the past because of adjacent wetlands and Barker Creek encroachment. Since nothing to my knowledge as changed since the last attemptn Greetings</p> <p>I'm writing to voice my concerns regarding proposed Central Kitsap Alternative 3 Zoning Map proposal. Specifically, the blue UR-Urban Restricted and yellow UL-Urban Low Residential alternatives east off Nels Nelson Road.</p> <p>The areas in question were restricted from development in the past because of adjacent wetlands and Barker Creek encroachment. Since nothing to my knowledge as changed since the last attemptn</p>
Ruth Westergaard	Supports Alt 2	<p>I'm writing to support Alternative 2 of the Comprehensive Plan COMPACT GROWTH/URBAN CENTER FOCUS.</p> <p>Alternative 2 includes the forward thinking focus that addresses critical environmental and human needs simultaneously. This is the type of plan that should be implemented if Kitsap County is going to be a healthy, thriving community.</p>

Deborah Best	Supports downzoning back to UR	<p>I support the proposed rezone of the 5.34-acre property south of Bucklin Hill at 9506 NW Mickelberry Road (the “Kenlon Farm”) back to Urban Restricted (“UR”) zoning as set forth in Silverdale UGA zoning map Alternative 3. I recognize that the updated comprehensive plan must accommodate more housing. Multifamily infill in areas of Silverdale that are already a sea of pavement is an opportunity for housing. However, the Kenlon Farm is not infill. The Kenlon Farm has what I think may be one of the oldest barns and farmhouses remaining the Kitsap County. The former pastureland serves important hydrologic functions.</p> <p>In 2018, the owner of the Kenlon Farm (who years earlier upzoned the Kenlon Farm from UR &amp; proposed another failed apartment project) applied to build a 160-unit apartment project on the Kenlon Farm. This 5-year-old application is still open. In 2020, the community appealed the apartment project and prevailed. The expert and lay witness testimony presented on the multi day appeal in 2020 can be found in the Kitsap County record under Silver View Apartments SEPA and AUP Appeal HE Appeal Nos 20-04126 and 20-01937 and is incorporated by reference into my comments. The in-depth testimony from the appellants witnesses as to the impact such a high-density project would have on the environment will be useful for you to review as you consider this rezone. Expert witnesses for wetlands, hydrology, traffic, design, and sewer provided compelling testimony that such dense development would (1) pave large, delineated wetlands, (2) jeopardize a critical aquifer recharge area, (3) pollute the lagoon and Dyes Inlet, (4) threaten wells of the nearby rural homes, (5) have adverse traffic impacts, and (6) be incompatible with the land use design rules. There was testimony that shallow water tables could be punctured starving the lagoon of the spring water that feeds into it, that there is a lack of fall along Mickelberry to be able to tie the large sewer line for 160 units into Bucklin Hill, and that development needs to account for the wetlands on the neighboring property. Simply put, there is ample testimony in the County record that the Kenlon Farm cannot be physically developed to such high density that would be allowed under Regional Center (“RC”) without endangering the environment and adjacent properties.</p> <p>Further, returning the Kenlon Farm zoning back to UR would be consistent with the history and location of the property. The Kenlon Farm is bounded on 3 sides by UR and was a part of an Open Space Study established in the 1991 Crista Shores Stipulated Settlement Order (Kitsap County Case 90-02816-5). A copy of that agreement is attached as well.</p> <p>Historically, Bucklin Hill Road was a bright line, with growth on the North and rural to the South. An exception was made with approval of Crista Shores. Since then, Kitsap County approved projects that encroach on the rural area, but importantly this was just one lot deep along the south side of Bucklin Hill Road to allow businesses along Bucklin Hill Road. This did NOT include the Kenlon Farm.</p> <p>The Kenlon Farm was part of the open space area recognized as part of the Crista Shores compromise which engaged professionals to analyze the open space area extending south from the north line of the Kenlon Farm. That study recognized the importance of keeping the open space intact because of environmental concerns and natural functions. The following is from the Crista Shores Settlement that Kitsap County was a party to:</p> <p>(see attachment)</p> <p>The Kenlon Farm was sold and ultimately upzoned to RC. The current RC zoning – which includes the ability to have high density multifamily with a conditional use permit - means that instead of having zoning that would be a transition from the commercial use that fronts Bucklin Hill to the large lot rural to the south – there could be a different use entirely. This rezone - which is NOT consistent with the Stipulated Settlement Order from the Crista Shores compromise - could have a disastrous impact on the environment and community.</p> <p>This is the time to correct this upzone error and reclassify the Kenlon Farm zoning back to UR.</p>
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Donald Fenton	Opposes Island Lake/ Barker Creek Rezone	<p>I am writing today to expand my objection to the following parcels being included in the Silverdale Urban Growth Area as proposed in Alternative 3. The parcels in question are:</p> <p>App ID #13 being Tax Parcel 102501-1-016-2004  App ID #56 being Tax Parcels 102501-4-001-2005 and 102501-4-002-2004</p> <p>Together these parcels comprise approximately 95 acres lying due south of Island Lake and west of Central Valley Road. All of the parcels in question have Barker Creek running through them from North to South beginning at Island Lake.</p> <p>My concern is, if these parcels are included in the Silverdale UGA and subsequently rezoned from Rural Residential to Urban Low Density Residential, the Island Lake Aquifer, a Category 1 aquifer (which according to Kitsap County Code 19.150.210 is defined as vulnerable to contamination or reduced recharge), will be severely impacted. The vulnerability of the Island Lake Aquifer is already evident by the fact that millions of gallons of water are pumped each summer into Island Lake to maintain the level of the lake. According to a hydrological report done by Robinson and Nobles in the early 1990s, the lake sits atop the Island Lake Aquifer. In the early 1990s, prior to an agreement to maintain the lake at a specified level, the lake was in peril and nearly destroyed after Silverdale Water drilled wells in the Ridgetop area that pull thousands of gallons per minute from the aquifer.</p> <p>These properties in question make up the largest mostly undeveloped tract of land remaining to provide recharge to the aquifer. The properties have abundant trees and vegetation that aid in that recharging process. Should those trees and vegetation be removed and replaced with impermeable surfaces, the Island Lake Aquifer will suffer further degradation. There are already plans to clear cut the west 55 acres of the old Crista Camp (adjacent to App ID#13) and a 30-acre parcel owned by North Kitsap School District slated to be rezoned from Rural to Urban and subsequently developed. Both of these properties have, for years, provided essential recharge of the aquifer.</p> <p>Silverdale Water District has 7 wells that draw water from the Island Lake Aquifer supplying much of Silverdale with potable water. Cascadia Water Company has 2 wells that draw from the aquifer serving Island Lake/Central Valley residents. There are numerous private wells along the Central Valley corridor that also draw water from the aquifer. The City of Bremerton has done testing for a proposed well on the southern end of the Island Lake Aquifer and if drilled will also impact the aquifer. We need to have rural land left intact to recharge this vital aquifer. I urge you not to include App ID#13 and 56 in the Silverdale UGA.</p> <p>Finally, I would like to comment on testimony given before the Planning Commission meeting on February 21, 2023 regarding Barker Creek. Island Lake is the headwaters for Barker Creek. There is a culvert that carries the water underground for approximately 150 feet beginning at the lake and flowing under a playfield formerly used by Crista Camp. In 1992, Crista Camp was tasked with maintaining that culvert as well as a valve system that controlled the outflow from Island Lake. In his testimony before the Planning Commission, the current owner of App ID#13 testified that, if rezoned to Urban, they would improve the flow of the creek by removing the culvert and restoring a more natural flow for Barker Creek. What wasn't mentioned in his testimony was that they are already obligated to maintain the outflow from the lake under the 1992 Lake Level Management Agreement. If returning the creek to a natural state is the proper thing to do, which I think it is, then those improvements should not be dependent upon their rezone request. Barker Creek is a salmon bearing creek and as such the owner could likely gain State funding or at least matching funds to return the creek to its natural state.</p> <p>As evidenced by the attached document, "Barker Creek, The Future of a Watershed" authored by the State Department of Ecology, the Barker Creek Watershed is an important fisheries stream flowing from Island Lake to Dyes Inlet. In that document, previous Kitsap County Commissioners were praised for protecting that watershed. I urge you to follow your predecessors and do the same. Do not include the 95 acres referenced above in the Silverdale UGA.</p>
Lindsay Ingram	Oppose rezone requests	See Attached
John bogen	Oppose rezone requests	See Attached
Florence McGuigan	Opposes Island Lake/ Barker Creek Rezone	<p>I am writing as a long-time resident of Central Kitsap County. I thank you for asking me to express my concerns on the 2024 Kitsap County Comprehensive Plan.</p> <p>I strongly oppose the rezoning requests in and around the Barker Creek Corridor from Island Lake to Dyes Inlet. Some of these parcels include rezoning requests (app-IDs) #23, #26, #27, #28, #29, #13 and #56.</p> <p>I am extremely concerned for environmental reasons. Additional dwellings will lead to deforestation causing rain runoffs and erosion of land into Barker Creek. There will be addition pollution of waste products carried from yard and home maintance into the creek and carried to Bremerton open waters.</p> <p>Additional homes may inadvertently destroy wildlife habitat, including that of deer, coyotes, eagles, woodpeckers, owls, and many others often seen around Barker Creek.</p> <p>My main concern is the effect of additional construction would have on the salmon that yearly spawn in Barker Creek. Every year, we see less and less salmon swimming in the creek. The salmon in Dyes Inlet are one of the main reasons that Orca whales come into our wonderful Silverdale/Bremerton area. Let's not damage Barker Creek which is a very significant and vulnerable salmon stream.</p> <p>I'm also concerned regarding the lack of or strain on utilities, power, water, and sewer systems to support additional houses along Barker Creek. The addition of utilities, roadways will have negative effects on salmon and wildlife in and around the creek.</p> <p>I strongly request an environmental impact study and a study of the possible impact of addition dwellings in the critical aquifer recharge areas be done before approving any rezone requests in the Barker Creek area. I do understand the need for new housing but PLEASE consider our salmon, wildlife and environment when approving rezoning of parcels/lands around the Barker Creek Corridor.</p>

Greg Leicht	Opposes Island Lake/ Barker Creek Rezone	<p>Hello. I understand Kitsap County is proposing to change the zoning for a large parcel south of Island Lake from 1 house per 5 acres to multiple houses per acre.</p> <p>I live on Central Valley Road, immediately east of the property proposed for rezoning.</p> <p>I am opposed to rezoning the property for the following reasons</p> <p>It doesn't make sense. Our property has 5 acres zoning and we own 2.5 acres, similar to several neighbors. It simply doesn't make sense to have super high density next to low density.</p> <p>It would be inconsistent county police to have this high density. When we built on our property, the builder tried to get a higher density (1 acre parcels), but was turned down by the county. And now multiple houses per acre is proposed. Zoning isn't a useful planning tool if it cannot be relied upon.</p> <p>The high density housing proposed will decrease our property values.</p> <p>The high density housing will severely impact the environment. Black bear, cougar, red headed woodpecker, and great horned owl were recently seen in these woods. The high density housing proposed will drive these animals away.</p>
Carolynn Zimmers	Consider healthcare needs in Comprehensive Plan	<p>While future direction for growth, zoning and transportation is of utmost importance in the comprehensive plan, what is not begin considered in a formal part of the overall plan is our healthcare crisis in Kitsap County. The plan covers zoning and transportation because that impacts the residents of Kitsap County. It should cover our healthcare options, benefits, problems and solutions, as well. The Bremerton Naval Hospital has reduced its availability, staff and no longer provides for our active duty enlisted or veterans in the area of emergency, urgent care and OBGYN services. This has put a heavy burden on our local hospital and local providers. Our OBGYN doctors in Kitsap are stressed to the point of not being able to take care of pregnant patients and routine women's health in a timely fashion. Tricare payments were reduced to the point that some providers are no longer taking Tricare or Medicare, leaving many with huge gaps in their coverage. Healthcare intersects in so many ways with the other areas covered in the Comp Plan, it is time to had it as formal part of the process.</p>
Scott Ellerby	Consider healthcare needs in Comprehensive Plan	<p>I would like to submit my concern regarding the lack of health care options available to Kitsap County residents, and the absence of reasonable efforts to improve that situation in the proposed comprehensive plan. The county is nearing the danger zone of being classified as a health care desert. Having only one full care hospital for the entire county should be a deep concern to everyone, especially given the tumult that has existed at St. Michael for the last 3 years. I'm also anxious over the lack of many health specialists in the county and the resulting need for residents to travel outside the county for care. Rheumatologists, dermatologists, OB/GYN, and even primary care are sorely lacking in the county. Anything that the county government can do to facilitate creating the conditions necessary for the creation of these services should be pursued. One such valuable effort would be to assist in the creation of a public hospital district that would be taxed with the job of creating either a public hospital, urgent care, and other specialty services.</p>
Linda Museus	Consider healthcare needs in Comprehensive Plan	<p>We, the undersigned, both of us in our 80's, are very concerned that there is no plan for provision for health care in the proposed comprehensive plan, making the word "comprehensive" an oxymoron.</p> <p>Presently, the people in our county are facing an ominous future concerning health care. There are not enough physicians and nurses to care for our present population, much less the anticipated growth in the near future. For example, my husband and I wanted to change primary care doctors and it took ten months (that's 10) to be able to see the doctor of our choice. We were and are fortunate that a couple of the specialist physicians that we need to see are not members of VM.... (the group that took over health care - the name changes so frequently that it is hard to keep up) as we get excellent care from them and they are not beholden to the Catholic Church in order to provide full health care.</p> <p>The one hospital, now St. Michaels, that we have is not enough to treat all the patients that require care. It is a huge embarrassment to have a story reported by national media that a nurse had to call 911 to ask for help in the emergency room there. There are even more unreported horror stories that I have heard from nurses who have quit to work elsewhere where they are appreciated.</p> <p>This is a plea to your group that you include the provision of health care for the future thousands of new residents and the present residents. We are fast becoming a health-care desert, something which will deter growth of Kitsap. At the present time, we would try to deter others from moving here due to the lack of appropriate health care. We love everything else that Kitsap has to offer, but full health care, including reproductive and end-of-life health care, for all residents, is not available and it should be.</p>

Ron Perkerewicz	Consider healthcare needs in Comprehensive Plan	<p>I am concerned that the update to the comprehensive plan does not have an area of discussion regarding the need for healthcare facilities in Kitsap County. I am aware that Commissioner Gelder has initiated a study group that along with the health district is hiring a consultant to look into the needs for healthcare in the County.</p> <p>I'm not sure how their study will fit into the update to the comprehensive plan but regardless there needs to be a discussion of needed facilities which may include endorsement of the formation of a Public Hospital District. The PHD would not necessarily be to build a hospital but to try and supplement or enhance healthcare facilities for the citizens of Kitsap.</p> <p>With only a single major hospital facility in the County and the Navy reducing the types of healthcare that they provide at the Naval Hospital there is a vacuum in alternative choices for regular healthcare, 24 hour care and emergency care facilities for the citizens.</p> <p>I encourage the planning commission to have a provision for discussion of healthcare facilities in the update to the comprehensive plan</p>
Deborah Purcell	Supports Island Lake/ Barker Creek Rezone	<p>I am writing to express my support for the re-zone of the 75 acre property adjacent to Island Lake, as well as the 20 acres just south of that site.</p> <p>As someone who raised my children in Kitsap County, it pains me that there are so few options for them to live here as adults and raise their own families here. Our area is growing and if we want to prevent urban sprawl, we must be prepared for denser urban neighborhoods.</p> <p>There is a lovely County Park on the shores of Island Lake for our residents to enjoy. The property included in the re-zone application is private and should be developed as an urban site - and can go a long way towards increased the number of potential home building sites in Central Kitsap</p> <p>Please include my email in the official record.</p>
Briene Wagner	Supports new housing development in Kitsap County, including Island Lake	<p>It has come to my attention that there is a meeting to update the Comprehensive Plan for Kitsap County. I am sure you receive letters all the time with folks opposed to any rezoning in Kitsap County, however, I am the opposite. I think it is important to consider rezoning as our area is growing significantly at a fast pace. I am constantly seeing posts on social media sites with inquiries on affordable housing or just housing in general! It is quite sad to see so many people risking moving across the country to work at our Naval Bases to only realize housing is at a minimum. I have recently come across several posts on social media from the neighbors of Island Lake asking people to fight to keep their small neighborhood free of new development. I think it is important to rezone the 95 acres near Island Lake as our area is growing. While I feel for them and their desire to keep the "green belt" or "privacy", it needs to be understood that if we expect our area to continue to grow and want to have thriving businesses, it is necessary to look at our current needs for housing. Perhaps they would benefit from having a new development in the area. It would increase the ability for the neighborhood to connect to a county sewer system rather than relying on old septic systems that are possibly leaching in Island Lake. I know many times I have tried to take my children to the lake, only to find out the lake is closed for swimming due to E.coli in the water. I know it is easy to say no to any new development, however, there are several positives that a new development brings to the majority of the residents of our county, not just a small amount trying to protect their little piece of heaven. I hope you take this letter in consideration and I ask that my letter be included in the record of public input.</p>
Amanda Cain	Opposes rural housing, supports urban redevelopment and more tree canopy	<p>With regard to the need for affordable housing, there are giant, empty lots of refuse-strewn blackberry, scotch broom, and pavement throughout urban Kitsap County. It makes no sense that these lots are not being revived with tree re-planting and high-density housing. Wheaton Way and Waaga Way are shameful examples. Instead of investing in tree-lined pedestrian corridors (to connect to the new bus station), stormwater parks, and attractive urban housing, low income pedestrians (especially children) are forced to walk across ridiculous acres of empty asphalt lots to meet basic needs, especially on Wheaton Way. Kitsap County and developers must at least remediate the blight and urban heat islands they have created in our urban areas before desecrating the precious, life protecting habitats that are left in the county. There seems to be no comprehension at the County that the future here is heat waves, droughts, and flooding. Every day there are new lots of cedars, firs, and precious undergrowth being cleared by developers, including near sensitive waterways. Stop .Tree canopies affect the whole region--including septic systems, energy, drinking water, fish and shellfish, and any trees that are left. Tree canopies cannot be replaced with shrubs and small trees. Demonstrate vision. Show ethical leadership. Heed science. Do not betray residents--and I mean all residents--by changing any more zoning from rural density. Revive the existing blight with housing, stormwater parks, and new trees.</p>
Craig Krueger	Supports Island Lake/ Barker Creek Rezone	<p>Good morning. I am writing in support of the Island Lake Reclassification Request as part of Kitsap County's Comprehensive Plan Update. Please include my comments in the record for the upcoming hearing.</p> <p>The reclassification and development of this property will be beneficial to this area of the County in many ways, including:</p> <ol style="list-style-type: none"> <li>1.Helping to accommodate the growth and the provision of housing for the County.</li> <li>2.Providing housing for a range of incomes, especially affordable housing.</li> <li>3.Correcting some of the environmental impacts of the past development and use of the property.</li> <li>4.Extending infrastructure in the form of sewer mains to replace the existing septic systems, thereby improving the water quality of Island Lake and the Barker Creek Watershed.</li> <li>5.The installation of new stormwater facilities which will also improve the waters of Island Lake and the Watershed.</li> <li>6.Transportation facilities will be in place to address the traffic impacts of the homes.</li> <li>7.The Reclassification Request will allow the property to be developed in a manner that is similar to the surrounding uses on three sides of the properties.</li> </ol>

Crystal Hoshaw	Supports Alt 2	I'm a resident of Poulsbo in Kitsap County and I'd like to share my support for Alternative Two for the Comprehensive Plan. My grandmother owned a farm in Poulsbo that I have fond memories of growing up. I now live in Poulsbo because of its unique and authentic rural character, and it's essential to me that it's preserved for future generations who live here. Not only does it make our home beautiful; it honors the history of those who came before us as well as makes local food available to our community, provides wildlife habitat, and preserves the natural beauty of Washington state overall.  Please support Alternative Two for the Comprehensive Plan to maintain Kitsap County's unique character.
Dave Wixson		See Attachment
Jackie Kelly		See Attachment
Mark Mauren (Ueland Tree Farm)		See Attachment
Jake Monson	Opposes inclusion of Requests #23, #26, #27, #28, #29 in Alt 3	See Attachment
Garr Larson	Supports Alt 2	I prefer alternative 2 - I think protecting rural, and focusing growth on designated urbanization areas makes the most sense for Kitsap! My only fear is a higher burden of property taxes on small landowners to fund...
Stacy Marshall	Supports Alt 2 and preserving farmland	1. It is important to me to preserve the rural character and landscape of Kitsap County. These spaces are vital to our county, not only lending an attractive aesthetic for residents and visitors, as well as land where local food can be grown for our community, but also providing habitat for wildlife and migratory birds. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.  2. Preserving farmland is meaningful to me as it supports our local farmers, their families and food security in our region. Having local, vibrant farmers markets and the ability to buy locally grown food is of great importance to me. I want to ensure that our county remains a viable place for new and young farmers to grow food for our community. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.  3. Agritourism relies on the preservation of rural and agricultural land in our county. It is a viable and sustainable means of tourism and brings visitors in from across our region as well as from across the nation. Agritourism is a growing industry in our county that can be meaningfully supported through a thoughtful, comprehensive plan. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.
Kitsap Environmental Coalition (KEC) (Beverly Parsons)	Supports Alt 2	See Attachment
Douglas Janachek	Supports Alt 1	I am strongly in favor of keeping option 1- the existing plan for the county.  There are no new roads being built in the county. We have a hospital that can't do its job with the existing population. Crime both property and personal are going up and there is a strong effort in this state to defund all law enforcement.  Personally I feel this is an attempt to manipulate the current well thought out comprehensive plan and change it after the county already spent a great deal of time and taxpayer money to develop it.  The eight neighbors I spoke with about this are also strongly against any change.
Michael Maros	Supports Alt 2	Keep the current plan- no changes.
		I will be traveling during the public comment session and want to make my opinion known. The latest announcement I received via email today lists three alternatives. I prefer alternative #2 which makes population density greater in Kingston and Silverdale. Kingston in particular seems to be ideal for population and business growth with its access to Washington State Auto and Passenger ferries. It can be an attractive place for residents that live close to the ferries and still commute into Edmonds and Seattle. By locating growth in the cities it keeps the farms and forested areas as they are which is what makes North Kitsap attractive.

Wendy Arness	Kingston UGA and Appletree Point	<p>In regard to reviewing the current Kingston UGA, I need to discuss the leapfrogged area between the Kingston northern UGA boundary and Apple Tree Point development. This area is adjacent to dense residential areas on several sides, nicely fitting the definition of UGA. It also fulfills the GMA's Commute Trip Reduction requirement with its short walking distance to downtown Kingston, access to both foot and auto ferries plus a major arterial highway. I should highlight that none of this traffic will have to cross the State Highway to access the ferry or the post office and grocery store! In stark contrast, we have the long promised and now happening Arborwood. While this will greatly increase the number of homes in the Kingston UGA, as the State has recently urged, the South Kingston Road, whether going to Poulsbo or to Kingston will become severely overburdened, even with the planned commercial zone within Arborwood.</p> <p>Why was this area leapfrogged? The concept of density, and growing out from an urban commercial center seems to have been lost if not abandoned as far as Kingston is concerned. Earlier zoning in this area was high density (Residential 3-MH), and in the 1984 Subarea Plan, zoning was semi-urban and included in the Sewer Service Area. My brother, Bill, attended several, if not all, relevant meetings trying to work toward a better community for Kingston. Much of the area is now divided into two and a half or smaller size properties. I am aware that there is a deep ravine as well as Sandy Beach and other high bank/beach problem properties in the this area; these environmental issues are covered by several [other] regulations. Most of the properties I am talking about here have good soils and reasonable slopes. Sewer service could be gravity with no pump station required.</p> <p>If it is decided that the Kingston UGA currently has enough acreage designated for the next twenty years' population growth, and if the desired design chosen, with no consideration of the area between the northern UGA boundary and Apple Tree Point development, is accepted, in spite of the logical closeness to the existing Kingston downtown, our family will be saddened. My niece and I own over fifty acres within this area, and while we believe in the concentration of a people-filled urban area, we are interested in getting a handle on our future and can hold out only so long. If this area remains rural, we will end up having to take advantage of some great vistas and sell off five acre home lots-making at least ten families happy. It is not what the GMA was created for; but, we can only offer so much.</p>
Anna Drumheller	Supports Island Lake/ Barker Creek Rezone	<p>I am writing in support of the Island Lake Reclassification Request and would like for this letter to be formally included in the record. As a young professional with two degrees in Urban Planning, I understand the need for both increased workforce and responsible development. I believe that this rezone can achieve these important goals.</p> <p>Kitsap County's Comprehensive Plan states objectives to provide housing for all income levels, reduce greenhouse gas emissions, and improve urban infrastructure. The residential development of the 95 acre area would increase the missing middle housing stock. The owner is committed to protecting the current ecosystem services, and watershed health in a way that allows for a synergistic coexistence between natural amenities and future development. Regarding the improvement of urban infrastructure, this rezone would also extend services to the Island Lake community which is currently served by on-site septic. This reclassification request meets a triple bottom line of economic, environmental, and equitable development and should be included in the Comprehensive Plan update.</p>
Robin Bodony	Supports Alt 2 and preserving farmland	<p>I am writing in support for Alternative 2 for the Comprehensive Plan. My understanding is that this option will allow for more of the things I care about in my community, including affordable housing, farmland preservation, the creation of more parks, and the preservation of wilderness.</p> <p>I am a young farmer growing produce commercially outside of Poulsbo, and I am concerned about the rapid and significant loss of farmable acres over the past few decades. I believe the adoption of Alternative 2 would make it possible for the county to take concerted action to protect farmland while the County addresses the Rural Chapter in future months.</p> <p>I am also concerned about how economically exclusive parts of our County can be in terms of housing accessibility. I believe that as a community we have the moral responsibility to make affordable housing available to lower income buyers and renters. I believe the most affordable housing could be made possible under Alternative 2. As the details of planning are worked out over the coming months, I encourage you all to mandate affordable housing and inclusionary housing (inclusionary housing being that a certain number of units in new developments are reserved for low income earners). I think it makes sense for dense housing to be encouraged in urban areas, so that we can preserve ecosystems in rural areas, but I also like the idea of interspersed dense affordable housing in more rural areas along public transportation routes to promote desegregation of our rural areas.</p> <p>Thank you so much for your consideration of these complicated issues! And for taking into account my vote for Alternative 2.</p>
Mary Lovell	Supports alt 2	<p>Hi I'd like to weigh in as a north kitsap resident that is a renter that sense housing that protects the farms my friends work on is the best route forward</p> <p>I don't want a sprawling suburbia, I love our rural environment with a downtown with housing options.</p>

Mike Shoudy	Supports alt 2, Central Valley, Barker Creek	<p>Central Valley has a rich history of farmlands, forest, wildlife and streams. Today it is threatened because of development. Recently the 130 acres of the previous Christa Camp on Island Lake was sold to developers, 55 acres is already zoned with 350 rental homes proposed. The developer is requesting the additional 75 acres and adjoining 20 acres of farm land be rezoned from rural, one house per five acres, to urban low-density, 5-9 houses per acre. This would allow an additional 600+ homes to be built. This acreage is home to an abundance of wildlife, Barker Creek, with headwaters at Island Lake flows through the entire properties being considered for development. If this large acreage is allowed to be rezoned there will be no stopping continued urban sprawl along Central Valley.</p> <p>A valid concern is harm to the creek and lake, during and after construction, due to runoff and fear of sewage spills. The 2 pump stations for the proposed developments are next to the creek and the lake. A pump failure would be catastrophic, leading to sewer spills which happen way to frequently.</p> <p>A lot of time and money have been invested over the past 30 years by numerous concerned citizens to keep Barker Creek protected, and enhance the salmon stream and habitat. The Chums of Barker Creek incorporated in 1993 and were instrumental in obtaining a grant in 2006 for \$ 723,964 from Salmon Federal Projects, to purchase 54 acres of conservation easements and 50 acres of real property along the stream corridor, which were all deeded to the county. Mary Bartram a member of the group, generously willed her property to the county to protect the salmon stream.</p> <p>Kitsap County and the Ecology Centennial Clean Water Fund spent \$666.667 on a Study of Barker creek watershed project and was completed in 2006. The study's important finding was the degree to which stream flow augmentation can increase salmon habitat. The Kitsap County Board of Commissioners decided to decrease the Silverdale and Central Kitsap UGA from including property along the creek. It was the only area pulled back from the proposed UGA. THIS STUDY AND THE WORK AND MONEY SPENT SUPPORTS KEEPING THE WATERSHED PROTECTED FROM DEVELOPMENT THEN AND NOW. PLEASE HONOR YOUR PREDECESSORS, THE COMMUNITY MEMBERS WHO HAVE FOUGHT DILEGENTLY AND GIVEN THEIR TIME AND LAND TO PROTECT THIS SALMON STREAM.</p> <p>Commissioners, I implore you, who have the power, to make the right decision, to keep this 95 acres zoned rural, and choose alternative 2 for addressing future growth. This would focus growth into the current urban areas, creating housing within walking distance of stores, businesses, and public transit. Needed housing can be added to the existing Silverdale UGA while preserving and protecting the beautiful Central Valley corridor, Barker Creek watershed, Island lake and Island Lake aquifer. Thank you for your time and consideration. Coleen Shoudy</p> <p>Supporting documents:  Barker Creek Corridor Acquisition #01-124#01-1264  <a href="https://srp.rco.wa.gov/project/210/2095">https://srp.rco.wa.gov/project/210/2095</a></p>
Kayla Colbert	Supports Alt 1	<p>It is important to me to preserve the rural landscape of Kitsap County. These spaces are important to our county, not only lending an attractive aesthetic for residents and visitors, as well as land where local food can be grown for our community, but also providing habitat for wildlife and migratory birds. As such, I would like to voice my support for Alternative 1.</p>
Richard Erickson		<p>What do I need to do to be included in rezone for higher density.</p> <p>First question  I have 6 parcels approx 18 acres that abuts State Hwy 308 and northbound on ramp for Hwy 3.  There is currently a new sewer line in front of our property and fiber optics just down the road.</p> <p>Second question  On the corner across from the Arco on 308 and Viking Way nw is another parcel It surrounded by commercial and at one time was commercial.  Can we get it re zoned back to commercial</p>
Steven Miles	Opposes Island Lake/ Barker Creek Rezone	<p>I want to go on record as being opposed to the county allowing the expansion of urban housing near island lake. Being a home owner in the area I am already concerned about the crime and traffic in the area, but additional housing would only make it worse.  I also have concerns about how this would affect the water quality of the island lake aquifer that supplies water to many homes on the area.</p>

David Shorett	Opposes Island Lake/ Barker Creek Rezone	<p>As the fishing columnist for the Kitsap Sun for many years and as the owner with my wife of a small cabin on Island Lake, on Ironwood Road, two lots from the proposed rezone, I wish to express my dismay and strong opposition at the rezone proposal in the pending comp plan. It seems a clear case of profit versus public environmental benefits.</p> <p>We bought the cabin so I could fish in Island Lake regularly and could enjoy swimming and just being on the lake. Kitsap County has wisely made it somewhat difficult to launch boats at the lake but over time there is a big increase in use, largely due to population growth in the County and near the lake. Increasing housing density near and on the shores of the lake is clearly a major step in the wrong direction to protect the lake. Simply put, urban density is not good for lakes.</p> <p>Barker Creek's headwaters arise at the end of the Island Lake, are fed by the lake and flow directly through the area of the proposed rezone. Millions have been spent to improve the creek's habitat and to protect it from degradation. The creek is doing reasonably well as habitat for endangered salmon and for native cutthroat. This proposed rezone can only be harmful to the creek and its native fish and animals which live next to it, mostly in an undeveloped landscape.</p> <p>Island Lake is presently a jewel in Kitsap but has been for quite some time vulnerable to environmental degradation. Because it is so heavily forested along its shorelines it is protected to some degree. The undeveloped land at the Crista Camp land may well be the most important means of protecting this lake and certainly Barker Creek. Even with the relatively protected shoreline, the lake usually has a week or two annually when it has to be closed because of water quality problems.</p> <p>When Crista decided to sell the camp land, the most sensible and beneficial sale outcome for the public would have been to the County, the State, or to a Land Trust type organization. 95 acres surrounding a viable creek and bordering a lake within city limits would have made a great park, a rare opportunity and would have preserved the lake and creek in their current status.</p> <p>The proponents of this rezone have a lot of money riding on the outcome. The Sequoia investors knew when they bought the land in a quiet private sale from Crista that the zoning allowed for much more density on the Silverdale side of Barker Creek and the Poulsbo side remained in a zoned condition that would help protect the lake and creek. If the zoning remains as is, they, along with the developer, would still likely make a significant profit - they are simply trying to get a rezone to make a greater profit than they foresaw their investment yielding when they decided to buy from Crista. Either that or their investment depends upon a rezone to be profitable. In either case, the investors, solely for profit, intend to urbanize one of the last remaining large tracts of land which protect the environments of a salmon bearing stream and a relatively idyllic lake which have been protected for decades from impactful urbanization.</p> <p>Urbanization and housing are needed but not next to a lake and important creek.</p> <p>Developers always claim that development will improve surface water runoff. That cannot be the case here where this end of the lake and Barker Creek have been protected from runoff for time immemorial by surrounding forest with only minor impacts from any housing and the Crista Camp. Lot coverage, streets, and other impervious surfaces resulting from urban density simply cannot replace the forested areas when it comes to storm water and runoff protection.</p> <p>In my view, it was a big mistake to zone the Silverdale side to allow any kind of urban development. A major improvement in the comp plan would be a rezone on the Silverdale side to match the Poulsbo side, allowing only the kind of development that will not imperil Barker Creek and Island Lake.</p> <p>I therefore propose that the the comp plan not only reject the proposed density rezone but further take the necessary steps to reverse the current zoning on the Sivlerdale side of the property to protect the creek and lake. Please accept this as a formal proposal, as an alternative to be added to the present set of proposed alternatives.</p>
Peg Garrison	Supports Island Lake/ Barker Creek Rezone	<p>I have been a resident of Kitsap County since 1992 living in Keyport. It is important for the county to rezone for additional residential construction. I am in support of the Island Lake proposal.</p>
Betty and Barry Myers	Opposes Island Lake/ Barker Creek Rezone	<p>We want to go on record that we oppose Comprehensive Plan 3. We are the owners and occupants of property located at 8582 Payne Ln NW, Bremerton, Washington. Our property borders part of the proposed Barker Creek area which is being considered for rezoning.</p> <p>We are opposing Plan 3 for many reasons. Rezoning to ULR (5-9 DU/ac) could potentially add hundreds of homes in a pristine sensitive area. It could disrupt salmon runs, wildlife habitat, cause erosion, possible flooding and pollution to Barker Creek from those future surrounding homes using chemical fertilizers and pesticides.</p> <p>We urge our County Planning Commission to consider other alternatives that will not cause so much harm to this sensitive area.</p>

		<p>I am writing to voice my opinion regarding the growth plan Kitsap county is set to choose this month.</p> <p>I have lived in North Kitsap County for 34 years and a large part of what attracted me and has continued to appeal to me, is the rural feel of this area.</p> <p>I utilize hiking trails, buy produce from various local farms, and have lived in remote corners of the county since moving here in 1989. I value the ability to find places that still feel quite rural despite the significant increase of population in recent years.</p> <p>I believe that rapid growth is likely to continue here in Kitsap County. For this reason and to maximize preservation of less developed areas, as well as the importance of crafting policy that will support a population of diverse economic status, I would like to see Alternative 2: Focused Growth/Urban Centered Focus adopted.</p> <p>Of the 3 options being considered, Alternative 2 seems the best to accommodate the population growth and protect the qualities that make Kitsap County so special.</p>
Peggy Thurston	Supports alt 2	Thank you for considering this perspective.
Kathryn Thompson	Protect water resources	Please consider water resources and rural area health in the Comp Plan Update priorities. We rely on ground water in this county and can only support so much growth without jeopardizing the water health of all. Additionally, the open area we have is precious to the Kitsap wildlife, water resources (both surface water and acquirer) and our quality of life. Please limit expansions of density in areas outside the Urban Growth boundaries. Planning based on knowledge is always best.
Debby Herbert	Opposes Island Lake/ Barker Creek Rezone	<p>Please keep the zoning the same as it is in the Island Lake neighborhoods. Increasing it will add thousands of more cars to the already conjested Silverdale shopping districts and will take away the peaceful natural environment of the area. No matter how much more housing is built there will always be more demand over time. It's called expansion and is why people move further out and new communities are created.....same as what happened to Silverdale decades ago.</p> <p>At some point planners have to make decisions that protect the quality of life in an area, not just jam as many people as possible into a given area. Adding a few more hundred houses at the cost of impacts to the thousands that are already here and the natural environments seems unfair.</p>
twb1	Supports alt 2	<p>I support Alt 2 with reservations. During my 22 years living in Silverdale the population in Kitsap County has and continues to grow. Kitsap county is the 4th densely populated county in Washington state. My concern is the limited road improvements planned for Silverdale. While I've seen lots of new developments, there has been little to no road improvements to support the increase in traffic. I reviewed Kitsap County's 6 Year Road Improvement Plan for 2023-2028. There is a plan for Ridgetop Blvd by widening Mickelberry RD to NW Myhre RD to 4 lanes, sidewalks and bike lanes. While this is minimal improvement, much more will be needed. The traffic on Silverdale Way and Ridgetop Blvd is getting worse as time goes by.</p> <p>I think the county should consider Re-development instead of new development. There are large paved parking areas located North and South of Kitsap Mall. These lots are rarely filled to capacity and I think should be considered new housing development. I think this is much better than using natural habitat and causing disruption to our ecological environment.</p>
Jessica Kirchofer	Central Valley	<p>I would like to express concern about the developments that are planned to be build in the Central Valley corridor that is currently zoned as rural. It needs to remain zoned rural because I drive in this area frequently as a local teacher with North Kitsap Schools. I'm afraid that it will strain classrooms at Pearson Elementary, cause too much vehicular traffic and create problems with the stream and runoff systems there.</p> <p>Please make sure that all possibilities are considered when deciding if this change in zoning may be more harmful to as many citizens as it is helping.</p>

Norm B.		<p>So either you guys are really greedy or really stupid. I can't figure out which one it is.</p> <p>This county already has a massive problem with crime and drugs and you want to add more houses and more people.</p> <p>The police don't have the manpower to patrol the streets and the people that they're already responsible for.</p> <p>All the schools are completely overpacked to the point that some of my friends that teach are talking about a strike.</p> <p>The roads are completely unsafe. If you guys came down off of your high hill and spent time with us common folk, you'd realize that the common areas of kids have county have turned in to a exhibition for NASCAR and all you're going to do is make that worse.</p> <p>How about the fact that the new apartments that have been built and the new houses that have already been built and being built haven't even filled up yet. How about you guys fill up what's being built and has just been built before you build more stuff? What if the economy tanks and we go into a recession and now you end up with all this half built crap all over the place that all falls on the taxpayer shoulders.</p> <p>Why don't you worry about the The fentanyl and homeless camps popping up all over the place. I volunteer and help clean up these homeless camps and we clean up at least one every single week and Kitsap county and we cannot keep up with them and we get no help from the county.</p> <p>Not to mention the fact that since you commissioners have been in charge, you have demolished more wildlife than I have ever seen happen in my 35 years of living in this county.</p> <p>Please stop destroying the county.</p>
Crystal D. Sasso	Supports Island Lake/ Barker Creek Rezone	<p>I am writing this email to voice my support of the Island Lake property being rezoned. I am a resident of Kitsap County and have been most of my life. I am in support of this rezone, we need more residential housing options available to us.</p> <p>Thank you in advance for your consideration, I would also request that my email be included in the record for this matter.</p>
Jane Rein	Supports Alt 2	<p>The time for broader thinking about public health, safety and welfare is now as you consider amending the KC Comprehensive Plan. Throughout your deliberations, please use the best available scientific knowledge about ecosystems when making decisions.</p> <p>All development has consequences for quality of life for all living things. Please place quality of life for all (both humans and wild-life) as your priority</p> <p>As part of that consideration, use Alternative 2 as the basic alternative as you move toward a Preferred (Composite) Alternative. Concentrate on housing within the UGAs and not dispersed. Additionally, support transit as well as housing options that promote Alternative 2.</p>
Rebecca Slattery	Supports Alt 2	<p>I am in favor of Option 2.</p> <p>I believe it will do the most to preserve what remaining farmland we have in Kitsap. As we saw during the pandemic, with supply chains disrupted, having food close to home is critically important. Local farms and farmer's markets contribute to the economy and to the quality of life in our area. Local farms are also significant contributors to local food banks- donating the healthy produce options these organizations are struggling to afford in this inflationary time.</p> <p>Option 2 is also best to promote affordable and diverse housing options, which we desperately need.</p> <p>All development has consequences for quality of life for all living things. Please place quality of life for all (both humans and wild-life) as your priority</p> <p>As part of that consideration, use Alternative 2 as the basic alternative as you move toward a Preferred (Composite) Alternative. Concentrate on housing within the UGAs and not dispersed. Additionally, support transit as well as housing options that promote Alternative 2.</p>
Ashlee Redfern	Supports Alt 2; Preserve Farmland	<p>I urgently support Kitsap's continuing development in already existing urban centers. This will allow for more equitable housing solutions and reduce need for individual vehicles. Public transportation would be more effective and more people would have more access to services and resources for healthy lifestyle. Mixed use building design will reduce carbon footprint and allow small business to thrive again, keeping more of our dollars in the community thus creating greater economic stability in our area. Farmland preservation is also critical so we may build production for greater resilience in our regional food system.</p>

Shannon Carlson	Barker Creek corridor	<p>This email is to voice my concerns on the rezoning that is wanting to be done on Nels Nelson. One of the big concerns is about the stream's and salmon that would be impacted greatly by this change if it were to happen. With how much we try to save and improve them this would be a step backwards in doing just that. I have a year round stream that runs into the Barker creek and runs thru these parcels that are trying to rezone if allowed to build how they are wanting to this would disrupt a lot of the eco system and the salmons spawning areas. Also parcel #11 ( shown on attachment ) with no address has Barker Creek running thru it and would be a huge disruption in the salmon spawning and habitat . The other concern is about the road going back to said houses, there is already no way for emergency services to get back there due to the small road and bridge that is not regulated for their vehicles to pass over. In all this rezoning would be a terrible idea in all with how much has been done to help the salmon.</p>
Robert Jennings	Healthcare Options; Incorporate Silverdale	<p>I am aware of serious discrepancies within Kitsap County concerning access to secular healthcare options. I'm sure you are aware that with the numerous transitions of Harrison Hospital and reduction in services at Naval Hospital Bremerton, secular inpatient medical options are nearly non-existent in Kitsap County. Please ensure any future plan includes consideration for secular healthcare to meet the counties needs. I believe a Public Hospital District may be an appropriate option.</p> <p>I also firmly believe that Silverdale needs to be incorporated. Although the county commissioners are doing their best to manage the Silverdale area, they are not able to manage the area as the city needs to be managed. Silverdale is rapidly outgrowing its infrastructure and needs dedicated attention that only incorporation will bring.</p>
CJ	Opposes Island Lake/ Barker Creek Rezone	<p>I am a home owner in Poulsbo, WA and a concerned citizen for the proposal to rezone the land on the south side of Island Lake.</p> <p>The research published and available shows how you will destroy the habitat in and around Island Lake if the rezoning is allowed. The most consistently observed responses of habitat to urban development were related to changes in the stream channel, even when urban development was not occurring directly along the stream reach. Often, urban development was related to an increase in the stream-channel depth or an increase in the stream-channel cross-sectional area. Additionally, urban development in some regions was related to an increase in the percentage of sand and silt in the streambed sediment as levels of urban development increased in the watershed. These two changes in stream habitat and river flow will have a significant impact on the ecosystem in this area.</p> <p>I would like to request a review of the most recent Environmental Impact Statement as the public should be allowed to have access to this information, sadly the Kitsap Sun article doesn't even mention an environmental impact assessment which is required by the Department of Ecological.</p> <p>I oppose the rezoning of the land that is on the south side of Island Lake. The county hasn't provided its residents with a good reason to allow this rezoning besides filling there pockets with money for the reasons of "development". It's sad greed will ruin our beautiful Kitsap County and Island Lake Community.</p>
Jason Hartsell	Supports Walking and Biking	<p>I am not sure if this is the correct place to submit public comments or if I have missed the open comment period regarding the Kitsap Comprehensive Plan. I recently moved to Port Orchard and have a few things I would love to add as interests/concerns of mine.</p> <p>The property I purchased sits on 2.5+ acres just outside of the city line in an unincorporated area. The area is zoned Urban Low Residential Zone. Most of the surrounding neighbors sit on at least 1 acre and some more like I do. The neighbors I have spoken to do not seem to have plans to develop anytime soon. My wife and I would like to build a large garden, keep chickens, etc... The information found on animal keeping is minimal and seems to be an afterthought. Many cities allow for even a few pigmy goats on any sized lot. I would ask that the considerations be more thought out vs 8 chickens max on any lot. In my opinion, and what I have seen in other cities is, the number aligns with the size of the property. Would you consider thinking more in depth about backyard animal keeping to hopefully promote and encourage self-reliance, community building and food security, education, along with a host of other benefits?</p> <p>My thoughts around transportation are that Port Orchard and surrounding areas value their cars more than overall health, wellness and the ability to choose different means of commuting. Unfortunately, this is a problem in the US from what I have seen. Are you planning to think more critically about biking and walking infrastructure as you develop new roads and city projects?</p> <p>Lastly, people are speeding excessively at 20-40mph over the speed limit on my street. What changes will be made to road safety, enforcement and to slow everyone down? Is there room for speed bumps where speeds are set to 35 mph or lower? Maybe roundabout rain gardens that could serve additionally to slow toxic runoff into the Sound?</p>

Virginia Carlson	Opposes inclusion of Requests #23, #26, #27, #28, #29 in Alt 3	<p>To those that are involved in rezoning these properties</p> <p>I am co owner of 8582 Nels Nelson. I am highly concerned about the rezoning of the property plots 23, 26, 27, 28 and 29 behind my property.</p> <p>There is currently no real access to large emergency vehicles to the existing homes due to narrow road and bridge. The road can't be altered due to it being on the edge of Barker Creek and the houses on the edge of it.</p> <p>Barker Creek also has a very healthy salmon run which would be greatly impacted by this building. This run should be protected at any cost as we are losing our salmon at an accelerated rate.</p> <p>Plot 11 on the other side of the road from my property has Barker Creek running directly thru it. It is currently rated as a Rural Protection property and should remain that way or be totally protected from any development.</p> <p>It's hard for me to understand that we spend millions of dollars building culverts under highways, restoring river, creek and stream habitats and then want to build in areas that would harm the salmon.</p>
Michael Ginder	Supports Alt 1	See Attachment
Myrna Storer		<p>Your path of destruction is intent on eliminating the Rural neighborhoods and single family homes.</p> <p>I have owned my home in Silverdale for 24 years. It was quiet, safe and surrounded by trees.</p> <p>Then, your irresponsible plan came in. Where I once saw beautiful trees from my front porch, I see a long line of tall, ugly buildings. I'm sure your plan originated with a few committee members and some greedy developers.</p> <p>For the last several months I have watched your equipment from my front porch as you tear down another forest and displace several animals. I have to listen to the constant noise seven days a week. Last September and October your destruction covered my home, deck and landscape plants with a thick layer of dust.</p> <p>Our roads, schools and stores cannot even sustain the current population, yet, you want to bring thousands more people to Kitsap County.</p> <p>Your plan is irresponsible. These decisions should be on a ballot and voted on by the people living in these areas. Your safe and sustainable is far from it!</p>
Olen Cadden	Supports Alt 2	<p>I would like to voice my support for Alternative Two for the Comprehensive Plan.</p> <p>The current plan does not support the evolution of Kitsap County.</p> <p>As a Kitsap famer and community advocate, we need to preserve what little farmlands we have left to enable the sustainability of preserving our local food economy and security. We have a very unique opportunity to preserve and promote more benefits to feeding people in our area better.</p> <p>I also feel we need increased options for housing diversity and more transit opportunities. As a Kingston resident, this is a neccisituity to keep up with the growth rates. I am terrified where Kingston will be in five years if no progressive actions are taken. The roads are already overcrowded, one grocery store for the entire town, overloaded public schools, and pretty much no affordable childcare.</p> <p>It's time for action.</p>
Cathy Bonsell	Supports Alt 2	Alternative Plan 2 is the best option to preserve the habitat in and around my neighborhood . My voice is for Alternative Plan 2.
Mark Libby	Supports Alt 3	<p>For your tally, of the 3 alternatives described in your announcement, Alternative 3, is the one I support.</p> <p>However, in my opinion, Kingston does not fit well into any of the 3 alternatives as described in the dcd abstracts. I think residential density for for Kingston needs to be guided by the shoreline and water view opportunities where UR (1-5 du/acre) seems most appropriate. On the other hand, areas within about two miles of the ferry terminals could be UL (5-9 du/acre) is a good fit for the character of Kingston.</p> <p>Thanks for your consideration.</p>

Port Gamble S'klallam Tribe (Marla Powers)		See Attachment
Benjamin Paulus		See Attachment
Deb Purcell		See Attachment
John Graves	Supports Island Lake/ Barker Creek Rezone	<p>I am writing in support of the inclusion of the area east of Island Lake into the Urban Growth Area for Kitsap County and would like to be considered a party of record to this effort.</p> <p>Many counties, who are compelled to plan under GMA, are currently evaluating potential areas to provide for future housing demands. This area is ideal, as the request reflects expansion into land with compatible uses already developed north, west and south of this property. Further, it has access to utilities required for such uses and as such, may begin to eliminate the septic related degradation of Island Lake.</p> <p>I appreciate your efforts in bringing more housing to a community that is under considerable pricing and availability pressure.</p>
Maria Fergus	Plan needs to address housing needs	<p>Kitsap ERACE Coalition would like more time to develop a response</p> <p>County did not provide enough time or outreach effort for public input</p> <p>Housing is an equity issue</p> <p>The plan alternatives are inadequate to address housing needs</p> <p>Alternative plans need to consider affordable housing crisis to develop a more adequate response-plan.</p>
Emily Klein	Supports Alt 2	<p>I stand in strong support of Alternative 2: Focused Growth/Urban Center Focus, as it presents the best approach to sustainable development in our community. This option aligns with the American Farmland Trust's mission to protect farmland from urban sprawl, ensuring that we preserve agricultural land to feed our people and maintain a balance between growth and rural conservation.</p> <p>Focusing growth in existing urban areas, Alternative 2 promotes habitat and ecological preservation. By concentrating development within these areas, we reduce pressure on natural habitats and minimize the encroachment of urban sprawl on farmlands and wildlife corridors. This thoughtful approach safeguards our region's rich biodiversity and ecological health.</p> <p>Alternative 2 also addresses the need for sustainable agriculture. By preserving farmland, we support local food production and reduce the distance between farm and table. This, in turn, strengthens our regional food system and contributes to a more environmentally sustainable, resilient, and economically vibrant community.</p> <p>In terms of housing, Alternative 2 emphasizes affordability, density, and inclusivity. By promoting diverse housing types, we ensure that our communities meet the needs of all residents, including elders, working families, and individuals with disabilities. This approach fosters more equitable neighborhoods and enhances the quality of life for all.</p> <p>By choosing Focused Growth/Urban Center Focus, we embrace a comprehensive vision for our community that prioritizes environmental stewardship, sustainable agriculture, and inclusive housing. Alternative 2 is the clear choice for a future that upholds the values of ecological preservation, affordability, and social equity. Let's unite in support of this alternative and shape a sustainable, prosperous, and inclusive future for our community. Thank you for your consideration,</p>
Isadora Arielle	Supports Alt 2	<p>Having access to food grown by local farmers is essential for my health and happiness. I want to ensure that our county remains a viable place for new and young farmers to grow food for our community. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.</p>
Renee Ziemann	Supports Alt 2	<p>I would like to voice my support for Alternative 2 for the Comprehensive Plan. As a farmer who is also training farm interns, and who has seen a number of trained young farmers leave Kitsap when they couldn't find access to farmland or to affordable housing, I have seen the importance of preserving farmland personally. I am also a member of the Poulsbo Farmers Market and Kitsap Fresh, and know that local farms are economically important to Kitsap and critically important to Kitsap County's food security.</p> <p>Alternative 2 is also the alternative with the clearest plan for reducing emissions, a critical step in our work to limit climate change.</p>
Luke Yoder	Supports Alt 2	<p>I'm writing to express support for Alternative 2 of the Kitsap County comprehensive plan, which provides additional affordable housing options in focused urban growth areas, and takes at least some steps to address climate change. I believe there is significant value to focusing growth in urban areas that can be served by transit, and don't lead to the loss of wooded rural areas and farms.</p>

Izzy Edwards	Supports Alt 2; Preserve Farmland	<p>am reaching out to you as a local young farmer in the Kitsap area. I have lived and worked in Kitsap for the last 2 years, working as a full time farmer and learning under the WSU internship program. Housing and the ability to stay in this county with a low wage job is almost completely impossible, and in fact is a large reason for why I have to move away, as I am not able to afford to live and farm here. Farmland preservation, as well as low-income housing is very important to me.</p> <p>Preserving farmland is meaningful to me as it supports our local farmers, their families and food security in our region. Having local, vibrant farmers markets and the ability to buy locally grown food is of great importance to me. I want to ensure that our county remains a viable place for new and young farmers to grow food for our community. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.</p>
Laura Rengstorf	Supports Alt 2	<p>I live in Poulsbo and support alternative 2 for the future of Kitsap county. Part of what makes Kitsap unique is that we have a lot of open land, farm land and wilderness areas along with urban centers that attract visitors and satisfy residents. I would love our farmland protected as it adds so much value to the community and to how we live and eat in this area. Focus on developing established urban hubs will make those areas more enjoyable for the families that live here while allowing the area to also stay affordable for a variety of uses.</p>
Edie Lau	Supports Alt 2 and also tree retention	<p>I compliment county staff on a clearly presented, well-thought-out set of possible paths for the 2024 Comp Plan Update. In general, I support Alternative 2: Focused Growth/Urban Center Focus, with one caveat. Alternative 2 emphasizes tree replacement, in contrast to Alternative 3, which emphasizes tree retention. However, tree retention is important whichever path is selected.</p> <p>Communities around the world are scrambling to plant trees, recognizing their value as natural air conditioners, air purifiers and carbon storehouses. Here in western Washington, we are lucky to be surrounded by forests. We are ahead of the game — or we would be, if only we would stop cutting them all down. Replanting trees is laudable but doesn't compare with preserving mature trees.</p> <p>I recognize that it is more complicated and financially costly for builders to have to work around grown trees. But it is not impossible. It's how construction used to be done. Older neighborhoods exist with towering evergreens — it's obvious the trees predate the houses. Clear-cutting is not imperative.</p> <p>Thankfully, there are tools and techniques available to work around trees. Hydro-excavation is one example of an approach that allows the laying of water and sewer pipes without ripping out or cutting roots. I have seen this tool in action and can attest that it works.</p> <p>I know it's inevitable that Kitsap will change and grow. More and more people want to live here — and why not? It's a beautiful place. Let's build a future in which we value and honor what nature has given, for free, to support our life and health.</p>

Leslie Marshall and Herb Hethcote	Supports Alt 2	<p>We are writing in support of ALTERNATIVE 2: Focused Growth with an Urban Center Focus because we believe that will provide the most efficient, climate smart and secure, economically sustainable, socially just, health promoting, and aesthetically pleasing plan for the long-term use of our land while meeting objectives of the GMA for our county. These are major issues with which our community on Bainbridge Island continues to grapple. We have owned our home on Bainbridge for 20 years, and have spent earlier years living in major cities and suburbs as well as in small towns in rural areas, all west of the Mississippi. We both volunteer for Bainbridge Prepares and Climate Action Bainbridge. These experiences have shaped our opinions here.</p> <p>By focusing residential housing in areas where the native landscaping is already disturbed and has public transit and economic opportunities already instituted, the need for less efficient personal GHG emitting transportation to employment or schools or social events is reduced and healthier options for getting there (walking, cycling etc) are more available. This can be accomplished with infill and redevelopment of empty buildings and “brown” lots, as well as by improved new building strategies for increased density of a diversity of housing types in attractive settings at reduced cost to encourage a greater diversity in ownership or rentals. This would also improve access to emergency assistance and other public services and clarify the boundary between urban and wildland.</p> <p>Attention does need to be paid to the landscaping and recreational possibilities for the residents of the urban areas for reasons of social, physical, mental and spiritual health maintenance. This can be accomplished with neighborhood or “pocket” parks, climate-smart selection of trees, shrubs, groundcovers, and crushed gravel paths that allow percolation of rainwater into aquifers rather than having it run off the less permeable turf grass and cement or gravel. Maintaining tree canopy is essential, as is holding the groundwater.</p> <p>ALTERNATIVE 2 would also provide urgently needed protection for farmland and wooded wildland. We need the fresh produce of these farms, which is sold at local markets other local small farm-based stands, for immediate consumption or preserving for times when nothing is growing. Hyper-local enterprise for our County. The rain that falls on these lands does help refresh our ground and surface waters. Many farms provide learning opportunities and paychecks for folks who want to acquire needed skills but cannot afford their own land. The diversity of vegetation found on local farms supports an enormous number of all kinds of plants and animals in our world of seriously declining biodiversity.</p> <p>Regarding ALTERNATIVES 1 and 3: Since the turn of this century, Kitsap County has lost almost 2/3 of its farmland (with some associated woodlots) to other development and has seen farms decreased in size (on average by 2/3) as the land gets subdivided. Kitsap is the only county in Washington without special agricultural zoning, which increases the possibility of more farmlands being turned into new usually large single-family residences - inefficient, requiring more GHG-emitting miles driven for employment/public services/shopping/etc, less available for the less affluent, less land for aquifer recharge, less biodiverse. The more farmlands and treed areas are developed for housing, the more the wildland/residential boundary gets blurred, with sometimes tragic consequences for both humans and the rest of the natural world. Over the long-term, these result in the opposite of the benefits we can get from ALTERNATIVE 2. They result in the standard urban sprawl seen in so much of the rest of the US, with ALTERNATIVE 1 getting there more slowly than ALTERNATIVE 3.</p>
David Rogers	Supports Alt 2	I support Alternate 2 of the proposed Comp Plan revision. I care about things like affordable housing, farm land, and the creation of more parkland.
Barbara Poe	Supports Alt 2	<p>m writing to express my deepest opposition to Alternative Plan 3 regarding development of property in the Barker Creek area off Selbo Rd., preference for Alternate Plan 2.</p> <p>In the first place, the property was initially zone Rural for a reason. It is an ecologically sensitive area that includes a salmon stream. No one is in favor of exploiting this land without motive of significant financial gain. In these times, greed is not a good reason to alter the existing zoning. This means you.</p> <p>Secondly, Selbo Road, which will be the only outlet for the proposed development, is already inadequate to handle the traffic it must carry. It is half a mile long and 1.5 lanes wide, and nearly 70 households with multiple cars each, empty on to Selbo Rd. Selbo Rd. has no shoulders, and half of it has a storm water ditch right next to it. I have already had two flat tires from being run off the pavement to avoid oncoming cars. It’s scary. Every day.</p> <p>Just a few years ago, the County re-zoned another parcel of forested land to build a bunch of big houses with tiny yards. In that case, we were told that the development (Selbo Peak) would have a second exit onto NW Palmer Ln. Didn’t happen. The loss of trees and the paving of that land has caused significant rainwater runoff that floods my driveway and has made my front lawn boggy during and after a normal rain. Somebody got rich, the rest of us live with the collateral damage.</p> <p>STOP CHANGING THE ZONING FOR NO REASON OTHER THAN FINANCIAL GAIN.</p>
Beth Worthington	Supports Alt 2	I have been a Kitsap county resident for 29 years: 25 years in rural Suquamish and 4 years in Poulsbo. Alternative 2 protects the beauty of our rural areas for the benefit of all residents. I value: locally grown food, places to hike in the woods, concentrated population to enable needed community connections (libraries, community event) and services (housing, education, health care, mental health). Would like Kitsap County to allow all of our community- including those who are resource secure and resource insecure to thrive. Create pathways from resource insecure to resource secure.
Kiel Reijnen	Supports Alt 2	I am writing to voice my support of the Comp Plan Alternative 2. I was born and raised in Kitsap county and my children are born and raised here too. We have many friends who are currently operating farms in the county and they are struggling. Increasing housing prices and the shockingly fast paced growth we have seen in the past 5 years is pushing locals, farmers and low income families out of the county. Wealthy transplants from all over the country have created an inflated housing market and the demand of new units is higher than ever, but when all of those new units are upwards of 3,000 sq. ft. and cost over \$1million, we are catering to a very slim demographic. Growth is necessary, but we must keep that growth centered in urban areas and diversified across multiple socio-economic groups. If Kitsap continues its current growth patterns, my family will soon be forced out of the county and if we are lucky enough to stay, the county will look nothing like the one I grew up in. I am very worried for the future of our way of life.

Marcia Lagerloef	Supports Alt 2; Preserve Farmland	<p>I am a resident of Bainbridge Island and a scientist. I strongly support Alternative 2 for the Kitsap County Comprehensive Plan.</p> <p>Preserving farmland is vitally important as it supports our local farmers, their families and food security in our region. This issue will become more and more important with the anticipated disruptions of climate change. Having local, vibrant farmers markets and the ability to buy locally grown food is important in building our communities and supporting our health. I am heartened that the younger generation is now drawn to farming, and I want to ensure that our county remains a viable place for new and young farmers to grow food for our community.</p>
Katerina Rentko	Supports Alt 2	<p>I would like to voice my support for Alternative Two for the Comprehensive Plan. Preserving farmland as well as creating environment conscious plans for Kitsap are a huge priority to me as a member of the farming community. Creating more density in already existing urban areas and preserving rural landscapes gives back to everyone in Kitsap through food production and allocation of resources throughout the county.</p> <p>Alternative Two is the future for Kitsap.</p>
Bill Palmer	Criteria for choosing reclassification s and "spot zoning"	<p>I noticed in your comments made about what I term your "sifting criteria" for picking and choosing site specific plan amendments is something that constitutes "spot zoning." Today's planner does not appreciate the legal environment of planning pre-GMA. There were several State Supreme Court cases (one out of Kitsap County) that established the bench marks for what back then did constitute "spot zoning." One of those evidences was the establishment of an isolated zone in a comprehensive plan classified area different from the zone, i.e. a commercial zone in a residential classified area that benefited one or a few property owners and not the larger community area.</p> <p>With GMA there is no "spot zoning" as the court cases formerly argued. Why, because if the comprehensive plan shows commercial in an area surrounded by residential classified lands, the subsequent zoning is not inconsistent with the plan. So, while there may be a tendency to use this term from the past, the circumstance is only truly "spot zoning" if a zone is applied inconsistent with the provisions of the Comprehensive Plan. There were other criteria to include "special benefit" for one particular property owner not enjoyed by others in the immediate vicinity of the locus of the zone. This criteria was largely abbreviated by another provision of GMA.</p> <p>Another testament for why "spot zoning" does not exist post GMA is the allowance for individuals to submit "site specific comprehensive plan amendments. If a city or a county, using other decision-making criteria, finds the individual's submittal is meritorious, the comprehensive plan will be amended and in a concurrent process (like Kitsap County uses) or a separate zoning application (a process the City of Bainbridge Island uses) the zone matching the comprehensive plan is approved.</p> <p>Pre-GMA individuals did not have the same latitude to sponsor amendments to a comprehensive plan. They had to work with planning staff to see that the proposed plan provided the allocation necessary for their property and project. Often the staff planners would encourage the individuals to work with their neighbors, not just for community support, but for a more broad based plan provision. The crucial aspect of this process to avoid the "spectra" of "spot zoning" was the substance of what was addressed in the plan for this particular area. Once the plan was adopted, then the individual or individuals could apply for the zoning needed and not tip the scales for "spot zoning."</p> <p>Thus, when I hear or read about decision making criteria loosely using the term "spot zoning," I conclude there is a misunderstanding of the term and the real issue is something else.</p>
Bill Palmer	Permitting Timelines; Buildable Lands Report	See Attachment
Bre Ganne	Supports Alt 2	Please register my support for growth that focuses on urban areas preserving parks and wildlife areas.
Sarah Lofthus	Supports Alt 2; Preserve Farmland	As a farmer, preserving farmland is meaningful to me as it supports our local farmers, their families and food security in our region. Having local, vibrant farmers markets and the ability to buy locally grown food is of great importance to me. I want to ensure that our county remains a viable place for new and young farmers to grow food for our community. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.
Lauren Silver	Supports Alt 2; Preserve Farmland	<p>-Support of Farmland Preservation: I have come to rely on local produce, grown using organic and/or regenerative agriculture methods which means the produce is deeply healthful, the land is well cared for, and experiences vast healing. It supports a growing local economy of farmers, along with eating establishments that purchase local produce.</p> <p>-I support the County making a much greater focus on affordable housing</p> <p>-I support the preservation of wilderness...including swathes of land that incur no development of paths or trails...just wilderness left to grow and heal.</p>

Diana Snow	Traffic on Beach Drive	Please consider traffic changes of speed on Beach Drive. I have lived here since 1974 and in that time the traffic has quadrupled. That in it's self isn't terrible but the speed that people travel in front of our house far exceeds 35 miles per hour that is posted...I walk many times per week with others that live on Beach Dr. We wear the neon vests to easily be seen, get off the road when a car passes, and sometimes almost jump in the ditch due to reckless drivers. I also do some biking and in many areas there is no shoulder to escape to when cars come too close. I am hopeful that you can do something about these problems. The walking/bike lane that has been added to downtown Port Orchard is a plus but it needs to extend all along Beach Drive.
Rich Koning	Supports Alt 2	The others don't make sense. People are moving from seattle to have a short commute to the ferry. Put dense housing near ther ferry terminals and leave farmland as farmland. Better yet, show more support to the active, productive, and profitable farms that are in the county. Don't price them out of what makes our county great
Maureen Pace	Opposes rezoning request #49	Please do not consider reclassification request #49 which rezones 20 acres on Phillips road in Port Orchard. This reclassification would allow up to 180 homes to be built along the banks of Cool Creek. The negative environmental impact would be irreversible! Environmental regulations are there for a good reason. The Phillips Road corridor is already too congested. There are homeowners that are blocked into their driveways due to the vehicle back ups at the Sedgewick traffic light. Please do not consider reclassification request #49 which rezones 20 acres on Phillips Road in Port Orchard.
Mathew Yetter	Opposes rezoning request #49	Please do not consider Reclassification request #49, which rezones 20 acres on Phillips Rd in Port Orchard. This request will allow up to 180 homes on the banks of Cool Creek, which is a critical area. This rezoning will increase from the current zoning, one home per 5 acres. The Phillips Rd corridor is already a very busy area with heavy traffic. It cannot accommodate more homes or people.
Debbie Brennan	Opposes Island Lake/ Barker Creek Rezone	<p>I attended Monday night's meeting, however, I did not address the county commissioners as I had previously voiced my concerns over the proposed Island Lake Development. As I stated in my earlier e-mail, I am worried about the depletion of the Island Lake aquifer as those of us that live in Central Valley depend on wells for our water. In Central Valley we are all on septic systems. How will the sewage be treated and how will spills be prevented from fouling Barker Creek? With so many homes being built, I don't think our roads will be able to handle the increased traffic.</p> <p>I don't think the current shortage of affordable housing will be addressed by allowing the proposed development at Island Lake. To ensure there is affordable housing I think the county will need to provide options for renters and for home ownership.</p> <p>Many years ago, I lived in an apartment building where the rental rate was equal to one-quarter of your monthly income. Tenants had to prove their income through pay stubs or income tax returns. Rent was set for one year, and at the end of the year an income assessment was done. If your income had increased, you received a commensurate rent increase for the next year.</p> <p>Another option might be to build condos (1 and 2 bedroom) priced at \$75K and \$100K as an example. Buyers could sell at any time, but would be limited to an appreciation rate of 2% - 3% per year. By putting such a cap in the CC&amp;R's, you would prevent speculators from taking advantage of the program, plus keep the units affordable for future purchasers.</p> <p>At the meeting someone suggested that the county designate a lot for people living in their RV's. If the county considers this, I think a proper RV park, set up with utilities at each space should be built. Tenants could have their rent based upon their income, as in the apartment example above, with it adjusted every year. In addition, they would need to comply with a rental agreement that would not allow for disabled vehicles, shopping carts, tents, etc. to be stored on their site.</p> <p>I believe that these are some better options for providing affordable housing, if located near the areas of town that are more suitable for increased density.</p>
Hannah McHugh	Supports Alt 2; Preserve Farmland	<p>I support Alternative 2: Focused Growth/Urban Center Focus. I've lived in cities my whole life and think that it's important to focus development on already developed areas. We need rural areas for farming. In the last few decades Kitsap County has lost nearly 70% of its farmland! Yikes. The climate crisis is real and maintaining access to locally sourced foods is a real and sustainable way we can have a positive impact.</p> <p>Thank you for your consideration and for taking action to support our climate, local farmers, and the community as a whole.</p>

Alison Slow Loris	Supports Alt 2	<p>As a Bremerton business owner as well as a resident and homeowner, I strongly urge you to adopt Alternative #2: Focused Growth / Urban Center Focus.</p> <p>Of the three alternative growth plans, this is the most likely to preserve some of our county's rapidly vanishing farmland.</p> <p>For too long, local governments have focused on the income brought in by permitting and encouraging suburban sprawl. The concerns of our farmers, who were here first, have been overridden in favor of the sensibilities of city people who are grossed out by the processes that produce the food they eat, and want them done away with. In the last few decades, as a result of this focus, Kitsap County has lost as much as 70% of its farmland.</p> <p>Yet this is occurring in an era where many of our citizens are developing a new appreciation of local food, and especially, sustainably produced food. As the demand is rising for farm-fresh produce, eggs, and meats, the available land is shrinking, and what's left is often hedged about with unnecessary restrictions that adversely affect the farms' commercial viability.</p> <p>Do we really want to go the way of South King County, all suburbs and no farms, all parking lots and little parkland? Or shall we adopt a plan for the future which honors the diversity of our land and people, by encouraging farms AND cities, parks and wilderness and affordable housing, instead of the increasingly featureless acres of townhomes and parking lots that are set to overwhelm everything unique and beautiful about Kitsap.</p> <p>Please consider the well-being of Kitsap's farms, and the well-being of Kitsap 's citizens who love local food, in your deliberations about our county's growth.</p>
Julie Johnson	Supports Alt 2	I'm writing in support of Alternative 2: Focused Growth/urban Center Focus. I would like to see more farm land preserved, more open green areas preserved and growth focused in the existing townships. Don't let our area get run over by more spread and sprawl over our green areas. Also better for our climate, easier for development of public transportation and local food production, so we never need to experience being a food desert out here.
Port of Bremerton (Arne Bakker)	Supports Reclassification #75	See Attachment
J. and Janelle Overton	Supports Alt 1	In regard to proposed comprehensive plan alternatives we prefer alternative 1. We would like there to be no changes made to increase housing in the area. Kitsap is struggling to keep up with the growth that is already occurring, to include a shortage of doctors, vets, grocery stores, and police and fire response capabilities. Our once terrific ferry system that is vital to those that commute to Seattle and Everette is now understaffed and very unreliable. The type of growth proposed in alternatives 2 and 3 would place too much of a burden on already strained and struggling resources. We would prefer the focus be on finding solutions to repair some of these community problems and over-burdened systems before encouraging more people to move here.
Christopher Dieringer	Opposes Request #11 in Alt 3	See Attachment
Danna Olsen	Opposes rezoning request #49	<p>I am so sick of all this rezoning crap when there is no need for it! Leave us alone to enjoy life with out being surrounded by more neighbors and traffic congestion.</p> <p>Reclassification #49 —the rezoning on Phillips Road impacts all of us who moved out this way for peace and quiet and to get away from all the houses that are next to one another and traffic that goes along with those crowded neighborhoods. Take those housing developments out to Burley Glenwood or somewhere. Phillips road is already so busy now and people drive on it like it is a freeway. The speed limit needs to be changed to 35!!!!!! It gets packed at peak hours— come and look for yourselves. Sedgwick Rd gets so hacked up as well. I sit through two lights at Sedgwick and Bethel often times. I don't want us to get like Gig Harbor and the insane back ups they have at Burnham Dr now!</p> <p>DON'T REZONE on Phillips! Let us live our life as is. The development you allowed by us already is bad enough. The damage cannot be undone and we don't need anymore of these housing developments with 6-7 houses per acre. Let the 1 house per 5 acres remain so those who enjoy the country life and no neighbors looking in their windows or hearing their conversation can be left alone.</p> <p>I'd like to get on the rezoning committee because when Jan Angel assigned someone to the rezoning committee years ago it turned out he had vested interest in the land that they rezoned— so corrupt!!—and we ended up with that development with over 112 houses all next door to one another and more being built still. They ruined our lake with water run off. This plan of yours would probably impact the creek in the same way. Just stop rezoning!! It's unnecessary!! And reduce the speed limit on Phillips before there is someone killed.</p>
Gay Fawcett	Opposes Island Lake/ Barker Creek Rezone	<p>I am writhing to let you know I support keeping the Island Lake area as Rural development. It does not make since to make this area more densely populated. We need to preserve the streams and wetlands in this area. The narrow roads in this are will not handle the dense development.</p> <p>I oppose making more dense housing in the Island Lake area.</p>

Karen Mittet	Opposes Island Lake/ Barker Creek Rezone	<p>I have been a Central Valley resident for 55 years. I am concerned with Alternative 3 changing the 75 acres of the old Christa Camp and 20 acres of Calier property from their rural 1 house per 5 acres to 5-9 units per acre. Both are in the Barker Creek Corridor.</p> <p>Development will basically clear cut all trees, asphalt much of the ground, devastating recharge areas necessary for a healthy aquifer.</p> <p>The protection of the Barker Creek Corridor is important for spawning chum, cutthroat and steelhead. Healthy waterways are vital for the fish. The wetlands and forest in the Corridor are home to an abundant family of wildlife. Egrets, herons, ospreys, eagles, ravens, hummingbirds, jays, wrens, warblers, finches, ducks, owls, frogs, deer, squirrels, raccoons, rabbits, coyotes, opossum, bear, fox and cougars to name a few.</p> <p>Possible 855 new houses, possible 1,700 or more vehicles (each house will have 2 or more vehicles)... there is cause for concern. Road access and safety, not to mention water, sewer, the need for added fire and law enforcement, wildlife disruption, salmon habitat destruction, etc. cause for lots of concerns.</p> <p>Please do not go the Alternative 3 way.</p>
Chris Olsen	Opposes rezoning request #49	<p>Please do not consider reclassification request #49!! It would have a huge negative impact on our already congested stretch of road if you were to allow the 20 acres to be rezoned to allow 180 dwellings instead of the 1 per 5 acres which it is zoned for now. It is getting so busy on Phillips Rd already with people using it as a main thoroughfare to travel from Mullenix to Sedgwick that I have to wait to even turn onto Phillips Rd from our side road. And 45 mph???! Try 55! That is what people do! Allow people to still have a house on acetage if they desire. Stop allowing for these developments that put 6-7 houses per acre. We bought out on Emelia Ln for the acre lot in a peaceful setting. We don't get that nice quiet living anymore due to the developments the county rezoned for which allowed for that Ridgeline and Emelia landing behind us. Leave the zoning as us—no changes on Phillips!!</p>
Jacob Simon		<p>One of the many things I've learned from playing SimCity is that you should only ever zone locations is high density. It's the only way you can ever make money as a city. Besides you can only get the archeologies and get into space with high density zoning.</p> <p>I think you should zone all of Kitsap high density today why stop at urban low density. The ultimate cost to the environment of urban sprawl is much higher than high density development. You can devastate a small area with high density development or you can mostly devastate a large area with low density while requiring you to build a lot more infrastructure per capita.</p>
Frank Reed	various	<p>As I understand it, Alternative Plan #1 and Alternative Plan #2 are basically the same. Previous Comprehensive Plans, going back to the 40 plus years that I've been a Kitsap County resident, were put in place to restrain growth in the County to urban areas where easy access to shopping, medical facilities, fitness centers and centralized transportation centers for convenient access to work sites would reduce the need for personal transportation. Alternative Plan #3 does none of this. In fact it promotes "urban sprawl" in that more County residents would be more dependent on individual transportation for access to basic personal needs that are concentrated in the urban areas. With today's hyper-active emphasis on "greenhouse emissions" that alone should be enough to eliminate this plan. But, other issues that arise out of Alternative Plan #3 are:</p> <ul style="list-style-type: none"> <li>- Number one, who is going to pay for the infrastructure improvements needed to support the suggested urban sprawl?</li> <li>- Roads in the County are already reaching their maximum capacity, including Highways 3 and 303 (Waaga Way) not to mention how a small road like Central Valley Road would handle the increased traffic.</li> <li>- Is the Fire Station located at Island Lake adequate to respond to the increased housing density in the area?</li> <li>- Will the school system be adequate to accommodate, I suppose, the additional student population?</li> <li>- A newly installed sewage and storm system line was proposed to support the additional housing in the area. Do the current treatment facilities have the capacity to process the additional sewage and stormwater runoff?</li> <li>- Will medical facilities be available to support the proposed increased population? County medical facilities are already inadequate for the current population.</li> <li>- Will the power grid support the increased population? Kitsap Peninsula's electrical grid is growing more unreliable and antiquated and will require tens of millions of dollars in upgrades in the next decade which, I'm sure, only addresses current problems with the grid and does not take into account a grid needed to charge all the electric vehicles more or less mandated in the next 20 years.</li> </ul> <p>What industry or business in Kitsap County is supposed to support all the additional proposed housing? Or, is this proposal simply to accommodate disgruntled Seattle residents that want to escape Seattle's problems. Currently Kitsap County business and industry employment is military, SAFE Boats and perhaps the new Amazon distribution center. With the difficult access to Kitsap County, unreliable WSFS to Seattle, already heavy traffic between South Kitsap County and Tacoma and a small airport, what industry or businesses are foreseen by the proposers of Alternative #3 being located in the County? If soft industries like tech industries are being considered as possibilities, I would adjust my thinking on that with the new WA State "Excise" tax being passed into law. The only advantage WA had over California and Oregon was the lack of an income tax and now it has one of the highest in the country on the sales of stocks and other assets. Businesses will be moving out of, not into WA State as they are doing in other high tax states.</p> <p>I've noted several, but I'm sure not all possible issues, with Alternative Plan #3. With the implications and questions that I've mentioned with Alternative Plan #3, I'm sure that Kitsap County has done a feasibility study in order to present and support Alternative Plan #3 as a possible Kitsap County 20 year development plan and the other plans as well. Could you provide me with a link to the study(s) that you've used for this support? It would be greatly appreciated.</p>

Jeffery Stockdale	Supports Alt 2; Central Valley	<p>I was at the well-attended Kitsap County Commissioner’s meeting on April 10th. I hope the planning commission and the commissioners observed what I did. Central Valley is a unique rural community, with an identity that goes back several generations. Central Valley residents love this area and understand that we are to be good stewards through our land ownership, including protecting it from those who would destroy it for profit. This is not just another tract of land, it's a community and an important ecosystem. The risk to the Island Lake aquifer, to Island Lake itself, and to Barker Creek, cannot justify further development of this area, especially developments of this magnitude. The wildlife cannot bear it, and neither can the country roads which are already at their capacity. This proposed development has awakened and unified our little community, which deserves to be heard. We hope that in the information you have obtained, it has become clear that Central Valley is too important environmentally, agriculturally, and community wise to bulldoze for housing developments.</p> <p>There are other ways to fill housing needs, and that’s why we’re supporting Alternative 2, so we can re-imagine Silverdale and Kingston, to more efficiently provide housing, and yet protect the unique rural areas that make Kitsap County a desirable place to live because of the quality of life it provides. As a child, driving through Central Valley was magical, a beautiful rural area with horses, cows, and chickens, only a short distance from life in the city. This is the kind of legacy we wish to save for future generations to enjoy. I hope we will work together to do so.</p>
Jennifer Doyle	Opposes Island Lake/ Barker Creek Rezone	<p>I’ve lived in the Island Lake neighborhood for two years now, with direct- across the street views of the lake. I’ve always loved the tranquil beauty the lake and surrounding area provides me. I’ve also known about the plans for development in the area and while I’ve never been excited about it, I’ve always acquiesced knowing that growth is inevitable. However, in the last few weeks my perspective has changed. This is because I’ve had the pleasure of watching a bald eagle fly around the lake, fish in it and recently teach its eaglet to fly. It’s been a magical experience watching the two of them together and I feel grateful to have had this opportunity.</p> <p>Then it hit me. With the new growth plans, and the inevitable significant reduction of wooded lands, what will happen to the habitats of these and many animals that call Island Lake home? In the two years that I’ve been there I’ve spotted a variety of wildlife to include deer, coyotes, mountain beavers (yes, that’s a thing), opossums, raccoons, beavers and more species of birds than one could imagine. While I know that there are many factors at play when it comes to growth and development, I wanted to express my concerns on the future of the area and the effects on its wildlife.</p>
Mark Neigh	Supports Alt 2; Preserve Farmland	<p>I'm writing to encourage adoption of Alternative 2: Focused Growth/Urban Center Focus among the Comprehensive Plan Alternatives.</p> <p>As a rural farmer along Big Valley road, and with many friends who also work the land in Kitsap, I believe that this is the best approach to preserving what little farmland is still left in our county while also ensuring the promotion of important features like affordable housing, wilderness protection, and the establishment of new parks.</p>
Katherine Woods	Supports Alt 2; Preserve Farmland	<p>I am writing to you today in support of Comprehensive Plan Alternative 2. This option makes it possible to support what makes our county such a great place to live, including being able to live where you work (affordable housing), being able to eat locally (farmland preservation), and being able to enjoy our natural environment (protecting our wilderness and establishing new parks).</p> <p>I hope you will stand with our community and local farmers in supporting Alternative 2.</p>
Jenny Nickolaus	Supports Alt 2	<p>Not only am I the Farmers Market Manager for Bainbridge Island, I live in the County limits (although with a Poulsbo address, I am not in the city limits) on small acreage and have noticed how close the housing development sprawl is reaching towards land that is zoned rural residential and agricultural.</p> <p>As a stakeholder in Kitsap county it is important to me to preserve the rural character and landscape of Kitsap County. These spaces are vital to our county, not only lending an attractive aesthetic for residents and visitors, as well as land where local food can be grown for our community, but also providing habitat for wildlife and migratory birds. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan.</p> <p>As the Bainbridge Island Farmers Market Manager, and local produce aficionado, preserving farmland is meaningful to me as it supports our local farmers, their families and food security in our region. Having local, vibrant farmers markets and the ability to buy locally grown food is of great importance to me. I want to ensure that our county remains a viable place for new and young farmers to grow food for our community. As such, I would like to voice my support for Alternative Two for the Comprehensive Plan</p>
Wendy Arness	Kingston UGA	<p>It was nice to have a chance to talk at the April 10th meeting and to get a chance to meet you all. I am writing about the UGA and development of Kingston. I own two lots directly north of the boarder of the current urban and city boundary (Parcel #262702-1-003-008 and Parcel #252702-2-022-2004). It is a lovely piece of land that is not included in option 2 or 3 of the development plan. I am wondering about Kingston expanding North and keeping the town more consolidated. This may save on traffic as it would keep vehicles from having to cross the highway and it allows for walking distance to the town of Kingston.</p> <p>While at the meeting I had the opportunity to hear people who didn’t want the expansion on or near their property. I am offering this as an option to think about as you consider what is next in the urban planning for North Kitsap County.</p>

We support maintaining the integrity of the Barker Creek Conservation Corridor. Please consider Alternative 1 or 2. We do not support an upzone of any parcels within the Barker Creek corridor.

Kitsap County and Other Local and State Agencies Support Maintaining a Conservation Corridor

Please consider the counties' own conclusions in 2006 that this corridor is both important and well warranted:

"A multi-agency group, made up of Kitsap County Health Department, Kitsap Conservation District, Kitsap County, Silverdale Water District, and the Department of Ecology, as well as local watershed residents and stakeholders, came together to create the Barker Creek Alternative Futures Plan."

"Project highlights: The successful culmination of the Barker Creek watershed project was in December 2006, when the Kitsap County Board of Commissioners voted on the County's Comprehensive Plan to adopt an Urban Growth Area (UGA) in Silverdale and Central Kitsap that was decreased from its previous configuration, the only area in Kitsap County where a UGA was pulled back. Another important finding of the alternative futures process was the degree to which streamflow augmentation can increase salmon habitat. Other significant accomplishments included improving water quality by finding and correcting sources of pollution, and implementing several key farm plans and agricultural best management practices."

<https://apps.ecology.wa.gov/publications/documents/0910029.pdf>

Salmon Recovery

As you consider all the comments that you receive - Please take into consideration the millions of dollars that the county and state have spent over the last 20 years procuring land to preserve and upgrading infrastructure along the Barker Creek corridor to preserve critical salmon spawning habitat. Now is not the time to dismantle the hard work of County employees and the dedicated citizens who've stepped up for the preservation and support of our salmon habitat. See the Salmon Recovery Projects identified on <https://srp.rco.wa.gov/project/210/2095>

The county replaced two culverts along the Barker Creek corridor, one on Nels Nelson <https://srp.rco.wa.gov/project/210/15622> and one on Tracyton Blvd <https://www.midsoundfisheries.org/project/barker-creek/> to restore natural functions to the estuary upstream. So much work and money has gone into preservation of this creek, don't destroy it. <https://srp.rco.wa.gov/project/210/88699>

<https://www.kitsapdailynews.com/news/bringing-back-barker-creek/>

From Wagga Way to Dyes Inlet there are numerous important feeder tributaries important to salmon spawners that should be preserved and not destroyed by developing land and further destroying the environment.

Daryl, Marie, Derek Schruhl	Supports Alt 1 or 2	<p>Critical Environmental Areas A review of the Kitsap County Critical Areas map should also be looked at as it identifies the Critical Areas within the Barker Creek corridor. These areas should be preserved and cannot support increased zoning densities. <a href="https://www.kitsapgov.com/dcd/DCD%20GIS%20Maps/Critical_Areas.pdf">https://www.kitsapgov.com/dcd/DCD%20GIS%20Maps/Critical_Areas.pdf</a></p> <p>Five parcels along Creekside Lane (222501-4-024-2004, 222501-4-27-2001, 222501-4-025-2003, 222501-4-026-2002 and 222501-4-016-2004) are requesting an up-zone that lie within the Barker Creek corridor, critical areas, have identified wetlands, and tributaries feeding Barker Creek that should be preserved. They are also inside the "City of Bremerton Water Utility Well Category I Critical Aquifer Recharge Areas" * in the Barker Creek Corridor. This information was found on the City of Bremerton's website: <a href="https://gis.bremertonwa.gov/portal/home/webmap/viewer.html?webmap=82359fd2e8e4b27b421583038858b61">https://gis.bremertonwa.gov/portal/home/webmap/viewer.html?webmap=82359fd2e8e4b27b421583038858b61</a></p> <p>How will this up-zone affect The City of Bremerton's water per above?</p> <p>The recent Water Quality Report of 4 April 2023 <a href="https://storymaps.arcgis.com/stories/25400948c63e4388b048bb763b1b32a0">https://storymaps.arcgis.com/stories/25400948c63e4388b048bb763b1b32a0</a> also identifies a tributary that runs from or near these five parcels. The County along with the Health Department should be preserving this critical area not destroying it.</p> <p>There is an additional parcel on the west side of Nels Nelson Rd NW 222501-3-026-2004 requesting an upzone. This parcel is also within the Barker Creek Corridor and is critical to the habitat of Barker Creek and should not be up-zoned. Up-zoning this parcel will add to the destruction of the environment within the Barker Creek corridor. Barker Creek as well as tributaries that lie within the boundaries of this parcel. These are critical areas that should be preserved to ensure the life of Barker Creek are sustained.</p> <p>The above identified six parcels are adjacent to or near land that is identified as owned by Kitsap County and that land was either purchased or donated to the County to preserve the watershed of Barker Creek and to support salmon habitat. If upzoned they will greatly impact the purpose of the Barker Creek preservation.</p> <p>The large parcels within the Barker Creek corridor north of Wagga Way near Island Lake that are requesting an up-zone are identified on county records as Category I Critical Aquifer Recharge Areas. Developing this land will negatively impact the Barker Creek corridor. It may also negatively impact water resources for both public and private wells.</p> <p>Fire and Safety Concerns What about Emergency/Fire department services? The five parcels identified above on Creekside Lane do not have adequate access for services.</p> <p>Traffic Concerns Nels Nelson road is a speeding zone as it is, and any additional vehicles entering and exiting with the speed that many drive is just going to create a larger safety hazard then what currently exists!</p> <p>Increased traffic along Creekside Lane would have a significant detrimental effect on the existing property owners. Adequate access and infrastructure are not currently available to support the up-zone that's being requested of parcels. Seems it would be more appropriate to have infrastructure in place or a solid plan for infrastructure before changing zoning designations!</p> <p>Closing Statement: A comprehensive review to preserve the entire Barker Creek corridor should be accomplished and plan accordingly versus individual site-specific requests.</p> <p>Most who live within this area would like Barker Creek preserved from destruction. But if your decision is to allow upzoning to parcels that will have a major impact within the Barker Creek corridor and will destroy/decay the creek, then just do an upzone for the entire watershed area. An even better alternative would be to incentivize the retention of critical and sensitive areas where they still exist as much as we may need to incentivize housing where it makes sense.</p>
Susan Young	Consider healthcare needs in Comprehensive Plan	<p>I am a resident of Kitsap County and want to share a couple of observations with you regarding the county's updated Comprehensive Plan .</p> <p>I realize that healthcare is not a required component for the county comprehensive plan, but it is something that can and must be addressed. We know that Kitsap's population is projected to increase dramatically over the next 20 years.Two significant factors in attracting and retaining residents to our area are the quality of our education system and access to affordable, comprehensive, and equitable healthcare.</p> <p>We also know that having just one hospital in Kitsap County is not adequate now. Residents today do not have ready access to primary care, OB/GYN care, urgent and emergency care, and many specialities like dermatology. Healthcare may not be a required focus area, but our county will suffer when current and potential residents discover that Kitsap is perilously close to becoming a healthcare desert.</p> <p>Why is the county not taking our current healthcare troubles seriously enough to address them in this updated plan? For example, this critical topic could be addressed in the Capital Facilities or Economic Development chapters.</p> <p>The county did not see that it needed to factor in healthcare needs previously. However, had that been done, perhaps we would not be in the predicament we find ourselves in today.</p>

Beverly Parsons	Outreach Needs; Various	<p>I made comments at the public hearing on 4-10-2023 before the Board of County Commissioners about the EIS scoping for the three land-use and zoning alternatives. I'm writing now to follow up with more explanation regarding the latter part of my comments at the hearing which I didn't have time to make then.</p> <p>At that time, I requested that you scope each EIS to allow you to look at the relative environmental impact of three other land uses that I haven't heard addressed in discussions about the alternatives. These uses relate to parks and recreation in the county. The Comp Plan is intended to take a wholistic look at the county. As I understand it, this means that a master plan for a given park is not looked at in isolation from other parks and a parks/recreation plan is considered in light of its relationship to the three Alternatives. The land uses that I would request be included are:</p> <ol style="list-style-type: none"> <li>the land classifications used in heritage parks across the county. Ensure the accuracy of land classifications and how land classifications within parks are related to the zoning classifications of adjacent lands under the alternatives.</li> <li>the full proposed Sound to Olympic Trail as it relates to each alternative. Consider how it connects differentially with communities versus developments versus parks when viewed systemically in the Alternatives. In work I have seen to date the STO is being looked at in segments that do not take into consideration how the parts and the whole would have differential environmental impacts in, say, Alternative 2 versus Alternative 3.</li> <li>the environmental impact of the proposed RAISE grant for the Puget Sound 2 Pacific trail in each alternative. This recently submitted planning grant would have a substantial environmental impact on the county and would have a differential environmental impact in Alternative 2 than it would in Alternative 3 especially in relationship to the Kingston subarea plan and the Port Gamble Forest Heritage Park. It may be too early in the county's planning process to address this, but it needs to be kept in mind at this time. Ensure that when the EIS scoping is being done for each alternative, these uses are not viewed in isolation but are considered at the intersections between these land uses, how human populations will be distributed, and zoning of private property. I ask that you look at the environmental equity issues in these alternative land uses and the relationship to climate change in each case.</li> </ol> <p>Further I would call on you to ensure that the public is actively engaged in the decision-making as the EIS scoping is being done, not only after it is completed.</p> <p>Please remember that the public is heavily disadvantaged in decision-making. Developers and large landowners have the money, political connections, and influence that the public simply does not have. Consider how to engage the public in democratic and fair ways. Thank you.</p>
Pinky Rice	Opposes rezoning request #49	Please do not consider Reclassification request #49, which rezones 20 acres on Phillips Rd in Port Orchard. This request will allow up to 180 homes on the banks of Cool Creek, which is a critical area. This rezoning will increase from the current zoning, one home per 5 acres. The Phillips Rd corridor is already a very busy area with heavy traffic. It cannot accommodate more homes or people.
City of Bremerton (Greg Wheeler)	Supports Request #75	See Attachment
Susan Huntley	Opposes rezoning request #49	<p>Have you personally personally witnessed the amount of traffic on Phillips Road recently? I have been using this road for over 35 years and the increase in the amount of vehicles is disturbing.</p> <p>Please do not consider Reclassification request #49, the rezoning of 20 acres on Phillips Rd in Port Orchard. This rezoning will allow up to 180 homes on the banks of Cool Creek, which is a critical area. It will also be an increase from the current zoning, one home per 5 acres. Please consider the impact the additional traffic on Phillips Rd will have. It cannot accommodate more homes or people.</p>
Acacia Dyer	Wants additional consideration for Island Lake forest land	<p>I would like to put forward my comment regarding the proposed zoning changes to the Silverdale Island Lake area. My primary purpose for commenting is to advocate for conservation of our forested land. Although the areas in question are already zoned for Rural Residential I believe that re-zoning should be carefully considered to address the importance of what is unfortunately called "bare land" or "vacant land". These two titles so commonly seen on maps for zoning are often far from accurate, particularly in Washington state where we are lucky enough to have land covered in trees and inhabited by wildlife. This land is full and useful, if not directly by humans, indirectly by the value it creates for our community. Whether this is by improving the quality of our water, reducing erosion, providing important habitat for animals who have been pressed into smaller and smaller pieces of land. Forested "unused" land has inherent value in itself. I say all this because I want more land left for all the things in this world that are not human and unfortunately have no say in these matters. I do understand that humans will continue to use land and adapt it to our purposes. If the land just south of the Park is re-zoned I believe it should be protected forest land or included in the Island Lake Park. This is a valuable opportunity to protect land and restore it for the benefit of all.</p> <p>Additionally, I would like to state my support for the proposed alternatives that focus on increasing residential density and repurposing current land in use to reduce our encroachment into the forever dwindling and limited forest land. I also strongly support the initiatives related to increasing the urban tree canopy. I have lived in this area for 7 years and have seen the changes. With the start of every new development comes the clear-cut without a single mature tree left standing. With the increase in extreme heat and weather events on the rise we should not so blithely rid ourselves of some of our greatest allies. That is why as new developments undoubtedly continue I believe it should be with the goal of leaving as much of the mature tree canopy as possible and adapting our developments to the land.</p>
Kathryn Wilham	Supports Alt 2	<p>As a resident of Suquamish, I'm writing to express my strong support for Alternative 2 of the Comprehensive Plan: Focused Growth/Urban Center Focus. This is the only option that will really take into account and promote important needs for a sustainable future for Kitsap: affordable housing, farmland preservation, and protection for wilderness and the establishment of new parks.</p> <p>I have been purchasing as much of my food as possible from local farmers through the various farmer's markets for many years (I've lost count). We need to maintain farmland and at the same time increase housing density for low-cost housing in our more urban areas. As a 75-year-old, the Kitsap parks have become my main source for getting out in nature. I can no longer take long mountain hikes, so our local woodland parks have become my refuge from many of the stresses of our current world situation.</p> <p>As summarized in the Kitsap email about the various options, Alternative 2 accommodates the most population growth focused within existing Urban Growth Area boundaries to meet Department of Commerce housing targets. This is the direction we need to take.</p>
David Huntley	Opposes rezoning request #49	Please do not consider Reclassification request #49, which rezones 20 acres on Phillips Rd in Port Orchard. This request will allow up to 180 homes on the banks of Cool Creek, which is a critical area. This rezoning will increase from the current zoning, one home per 5 acres. The Phillips Rd corridor is already a very busy area with heavy traffic. It cannot accommodate more homes or people.

Joy Pope	Opposes Request #11, 23, 26, 27, 28, and 29.	<p>We support growth and fully recognize the need for additional affordable housing in Kitsap County. We ask, however, that this growth is accomplished with full consideration of the need for increased housing diversity and environmental concerns – especially regarding the properties currently zoned as Rural Protection.</p> <p>For instance, the county has invested time, resources, and money into keeping the Barker Creek corridor healthy including the replacement of culverts and water quality monitoring. In addition to the investments made by the county, the Suquamish tribe have set up fish hatchery boxes to encourage salmon spawning. As a result of these efforts, Barker Creek remains an active salmon-spawning creek and has been so during the 65 years our family has lived along the corridor. In the last 30 years, Barker Creek has also continued to be home to an increasing number of beavers, deer, eagle, and heron.</p> <p>There are several properties adjacent to the corridor which are requesting to be reclassified from Rural Protection to Urban Low Residential. Several years ago, these properties were rezoned from 1 house per 5 acres to 1 house per 10 acres – including our own property. This rezoning clearly reflected that Kitsap County determined that the corridor should not support dense housing. Granting the new rezoning request of these properties would change the county’s own previous recommendations and potentially reverse years of protecting the creek and surrounding wetlands.</p> <p>Affordable housing is also clearly a need, however. So, we suggest that these additional dwellings be placed in locations which are not currently designated as Rural Protection. It would be feasible to provide additional new housing on properties which have utilities already in place and access to transit lines and/or walking distance to goods and services. Transportation needs could also be more easily served by expanding current infrastructure for increased traffic.</p> <p>So, while we do not oppose growth in Kitsap County, we respectfully oppose Urban Low Density in properties that are currently Rural Protection in Kitsap County, specifically those along the Barker Creek corridor: properties #11, 23, 26, 27, 28, and 29.</p> <p>Thank you very much for your time and efforts to serve the citizens and steward the land of Kitsap County.</p>
Kathleen Pulici	Opposes Island Lake/ Barker Creek Rezone	See Attachment
Darice Grass	Supports Alt 2	<p>Thank you so much for taking the time to consider public response to these proposals for the future of land development in Kitsap County. I'd like to voice my support for Alternative Two. I believe that it is the best option for retaining the beauty and character of the land in Kitsap County, as well as supporting land stewardship, agriculture and a diverse ecosystem.</p> <p>I now own a locally sourced neighborhood cafe in Poulsbo, but I first started my business at the Poulsbo Farmers Market. I work closely with area farmers. Preserving farmland is meaningful to me as it supports our local farmers, their families and food security in our region. Having local, vibrant farmers markets and the ability to buy locally grown food is of great importance to me. I want to ensure that our county remains a viable place for new and young farmers to grow food for our community.</p> <p>Please prioritize sustainability and conservation in your decisions for our future.</p>
Bethany Dieringer	Opposes Request #11	<p>My name is Bethany Dieringer and I write to you in opposition of rezoning request #11 and the Silverdale Alternative Plan #3.</p> <p>Specifically, request #11 would be especially detrimental to the natural habitat cultivated alongside Barker Creek, which runs throughout that property and consequently remains a marshy wetland for more than half of the year. Developing #11 would also have severe consequences to our property which is located right next door. The easement on our property which would allow traffic to and from #11, if 5-9 dwellings were to be installed, is a huge intrusion on our property as the easement is incredibly close to our house and would disrupt the livestock and farm animals that we serve on a daily basis on our homestead. This is a rural protected zone and has too many critical areas to consider developing it.</p>
Tori Ogawa	Opposes Island Lake/ Barker Creek Rezone	<p>I am asking you to support keeping the 75 acres of the Crista Camp and 20 acres of Courtiers farm rural, at one house per 5 acres. A rezone of 5-9 units per acre will have many harmful effects, which is a significant concern to me as a resident near Island Lake. I am also gravely concerned about the proposed development's impact on the Barker Creek watershed. If there are more units per acre, there are significant concerns about sewer pump stations and the threat of spills next to the lake and creek. These natural resources are essential to our community, and any damage could result in devastating environmental and health consequences.</p> <p>Furthermore, the current road is a narrow country road. With increased population and traffic, the road is dangerous and insufficient to handle the possible traffic. But, building something new would cause more damaging consequences to our environment and wildlife habitat.</p> <p>In the past, the Commissioners kept Barker Creek watershed and the Central Valley safe from development, promising that they would never change the zoning to Urban. Please keep that promise. The welfare of our environment and our community, including its wildlife and watersheds, should be your top priority, and I hope you act accordingly.</p> <p>Thank you for your time.</p>
Patrick De Vega	Opposes Island Lake/ Barker Creek Rezone	I am writing to express my concerns regarding the proposed rezoning of Island Lake/Crista Camp in Silverdale. A development of that size would bring a significant strain on current infrastructures. Please consider the harm that Urban Low zoning would have on the environment with the loss of habitat and wildlife and irreversibly harming the Barker Creek watershed and Central Valley.

Chris Fry	Opposes Island Lake/ Barker Creek Rezone	<p>I am a long time resident of Silverdale and have lived 22years in our current house on Plateau Circle which butts up against the forest where the Crista Shores Camp used to be. When we moved into our home we were told by basically “everyone” that the forest behind us would never be sold or developed. Unfortunately it has been sold in the name of housing and development of the property. I can grudgingly accept that a housing development will be directly behind me, but what I can’t accept is the developer telling surrounding homeowners that he intends to clear cut the entire forest and replant “some trees” after building his rental homes. As I observe all the housing developments near and around our area, they all have a forest buffer between developments. It is not right to strip us of the forest we have come to love for over 20 years and replace it with rental homes (which are often not cared for to the same degree as homes that are owned by individuals) to be our new view without the trees that have always been a big part of why we live here. We beg that a buffer between the neighborhoods be left intact.</p> <p>Another concern we have about clear cutting all the pine trees behind our house is the potential impact it will have on the 5 large pine trees we have in our own backyard, adjacent to the forest, as forest tree roots often intertwine one with another. I do not want to lose my pine trees as well, and clear cutting all the forest will certainly impact our yard in a negative way.</p> <p>I am also concerned about the wildlife that will be displaced in this forest which will end up roaming into our backyard (it is currently unfenced) and along the trail directly behind our house. Deer, bears, pumas, raccoons, rabbits and other wildlife have already been spotted on this trail in past years. With nowhere to go, our children and families may be at risk as wildlife is pushed out of the forest to search for new homes.</p> <p>I am also very concerned with the amount of traffic being proposed to come in and out of this new development with Camp Court Road being the only access road. That is way too much traffic, especially as it will exit onto Island Lake Drive, which was never intended to support that kind of high volume traffic. Children and families living near that road will be negatively affected with no recourse.</p> <p>If the county allows the developer to rezone the 2nd property to a higher density the results will be damaging to all neighbors who live near and around Island Lake. We moved here to enjoy the peaceful, rural feeling that has existed for decades. Having increased traffic, a clear cutting of the forest, and a large density of rentals right behind our peaceful home and next to family neighborhoods will impact the residents who have lived here for decades and many will be forced to move in response to this proposal.</p> <p>Please listen to us. We love our homes and neighborhoods. We aren’t against development, only against drastically changing the landscape that is adjacent to our homes in a very undesirable manner. We are concerned about the impact it will have on us and our neighbors personally, as well as the environment.</p> <p>Please consider very carefully before going forward with approving this rezoning. Once this forest is gone and replaced with high density housing, it will NEVER be the same.</p>
Caroline Putaansuu	Opposes Island Lake/ Barker Creek Rezone	<p>I would like to add my voice to those who don’t want the last bit of the Barker Creek/Island Lake watershed area re-zoned.</p> <p>Once it is changed, it can never go back to what it was.</p> <p>I worked with the EPA (not FOR the EPA -per George Santos clarification) on a video for training workers who have to work around pesticides on farms. NOT the farm pesticide applicators, that takes 30 hours of training and testing in Idaho. I worked at the University of Idaho Communications.</p> <p>What floored me then, was how the regular home owner has access to chemicals/herbicides/pesticides and often over-uses them, while farmers would be fined \$10K a pop if they did so! Most Americans over-use these chemicals. The mindset of ‘If a little works, a lot will work better,’ and ‘I’ll just finish off the bag instead of storing it,’ harms our lakes (think Kitsap Lake algae bloom issues) and creeks (since Kitsap is a peninsula, and we have no true rivers). I have seen lovely, expensive homes with their extensive green lawns and know how much chemicals go into that. The de-mossing with Glyphosate (highly water soluble) happens. Iron Sulfate can also be harmful to salmon by reducing their immunity to certain infections (it takes a lot poison a human). And do I need to remind anyone about the Roundup lawsuit? Please think about this aspect of what a re-zoning of this area would do. There is no going back to what we have now.</p> <p>I drive by a very expensive project on Chico Creek (I do try to slow down to 45) that is trying to help the salmon. Why endanger Barker Creek more that it already is with housing?</p> <p>I would donate to buy this area for protection, like other areas in the county that I have to protect what is there.</p> <p>Please don’t up-zone this area.</p>
Gene Anest	Response to PGST Comment on Request #48. Supports Request #48	See Attachment
David Vliet	Supports Alt 2	<p>I am in support of Alternative 2 which increases housing supply where significant infrastructure already exists and can be updated and expanded upon. Alternative 2 also minimizes encroachment of urban/suburban sprawl upon farmland and natural areas. Between 1997 and 2017 Kitsap County lost an astonishing 61% of its farmland! SIXTY ONE PERCENT in 20 years. We must do better at stewarding and protecting Kitsap farmland that will feed future Kitsap County residents in this era of unstable climate change. Arborwood (Kingston) is going to effect the small town feel of Kingston negatively in my opinion. We need to see how these 400+ Arborwood residences effect local infrastructure before expanding UCR/UM extensively. I support reducing the UM 50% from what is proposed on Lindvog Rd (Alternative 2). I do NOT support UL at Island Lake. If Kitsap County wants to retain our credentials as the “the Natural Side of the Puget Sound,” we need to push back on the influences of large, out of state residential construction companies (ie. Texas, Georgia) which do not have to see the adverse effects that they are placing on this gem of a Peninsula.</p>

Esther Steege	Supports Alt 2	Hello, I would like to support Alternative 2- to keep Kitsap more rural and to conserve farmland.
		<p>First of all I want to clarify that we understand that there is a housing shortage in the area, and am not anti-growth. Our hope is that the county chooses ALTERNATIVE 2 to meet the need for housing in central Kitsap. Our concern is, what is the VISION for Kitsap (SILVERDALE SPECIFICALLY) in the future, just another over-developed community, or do we have a vision of something more original ?</p> <p>Is the objective to provide more HOUSING, AFFORDABLE housing or LOW INCOME housing? There are distinct differences in the objectives.</p> <p>It is unclear as to when an impact/feasibility study would be done but I hope that it would be accomplished PRIOR to a rezoning. Until an environmental impact study is completed no vote should be taken to rezone this property. There are very few fresh water lakes with open space in the CK area, and this resource needs to be preserved for the neighbors and not sold off to developers who are only looking to line their pockets.</p> <p>I don't need to repeat the number of dwellings this would result in but to sum it up (adding to the already 350+ planned for that property), the result would be over 1000 homes in that area and the average household in Kitsap county is 4.5 persons, resulting in a population explosion of 4,500 additional persons, not to mention vehicles and traffic in the area.</p> <p>Please take into consideration the environmental impacts that others presented on April 11th.</p> <p>We are very leary of any new projects in our neighborhood as we have a farm off central valley road where my husbands family operated a dairy farm for years and still own cattle. This farm has been in the family for 3 generations. There is a plan for 159 homes to be built on what was previously the Ross farm. It is adjacent to our farmland and according to the developer, there is NO PLAN TO LEAVE ANY TREES as a buffer to our pastureland. We have requested that they retain some trees between properties, but we have never received a straight answer, and our concerns have fallen on deaf ears at the DCD.</p> <p>And then theres the issue of TAXES. Of major concern for existing long time residents, is what will the impact be on property taxes in this area? Will we suddenly see an increase in value because new homes are selling for much more? The county is already OVER TAXING long time residents of their homes. Being on a fixed/retirement income, if this continues we wont be able to afford our property. We should not be forced out of our home due to tax increases, is there nothing the county can do to help us?</p>
Cindy Allpress	Supports Alt 2	The bottom line is yes, growth and building in this area needs to happen. But please allow citizens to participate in making Silverdale something we can all be proud of.
		<p>I wasn't able to attend the April 10th meeting in person but was online during the proceedings. I represent APOIA, which is the 501C4 corporation that operates Apex airport in Kitsap county. We are very concerned about the encroaching high density housing that proposed in the 2024 GMA. We have had meetings with Mr. Baker attended by representatives of Washington state DOT Aviation division. The county has copies of the 6 impact zones that surround the public use airport and Washington state's concerns over zoning around the airport, that has been traditionally industrial.</p> <p>The Kitsap county zoning map found your web site, continues to show the "Dickey Pit" area as zoned industrial, with no effort to update with Ordinance 587-2020 which didn't come to our attention until 2021.</p> <p>Apex Airport is a public use airport and essential public facility that serves the county, the economic impact can be found on the WSDOT web site. The airport also serves law enforcement, Military operations and EMS.</p>
Bill Roark	Apex Airport	We respectfully ask that you consider all GMA decisions to include the 6 impact zones of Apex airport.
		<p>In my opinion, Alternative 2 out of the 3 possible alternatives from the draft Comp Plan seems to be the logical choice. It is imperative that the county concentrate on affordable housing within the UGAs, not dispersed growth. Please be steadfast and do not rezone areas like Island Lake and the acres around the south end of Pt Gamble Forest Heritage Park. Arborwood must be viewed as a cautionary tale. Do not rezone or down zone large chunks of the county from rural to rural residential/ low density urban allowing growth in ecologically sensitive areas. Don't sacrifice our environment for the convenience of thoughtless growth and development. Our county needs to prioritize protecting farmland, aquifers, forests, and wildlife. These protections will equip us to deal with climate change that is upon us, and provide a future for our youngsters.</p>
Carol Price	Supports Alt 2	
Futurewise (Tim Trohimovich)	Supports Alt 2	See Attachment
Courtney E. Flora	Supports Request #75 (And Alt 2)	See Attachment

Maria and Michael Luttrell	Opposes Island Lake/ Barker Creek Rezone	<p>We strongly object to development at Crist Camp at Island Lake and the area around Central Valley Road. Our family is probably the longest shoreline owners at Island Lake, although our residence is three blocks to the west on Avante Drive. Development will displace wildlife into the developments and roads surrounding the lake. This poses a danger to both humans and animals. If you make these changes those who walk their dogs, jog and walk alone or with friends, and children playing in the streets and riding bicycles (much of the area does not have sidewalks for safety), will all be in danger from the volume of vehicles utilizing roads in our area that were never designed for your proposed development.</p> <p>None of the roads in the area are safely adequate for the proposed amount of traffic using one access to Crista Camp presently on the west side of the camp. Even if another permanent road on the east side of Crista Camp is made it will still be inadequate. Our roads in the developments, including Avante Drive where we live, are residential. They are not a highway for new construction residents, friends, family members, delivery trucks, garbage vehicles, school buses, etc., who will access our roads around the clock. Would you want to hear two or more years of chainsaws and hammering in your backyard, dirt and filth from construction filtering onto your property, and constant noise and air pollution after the building is complete?</p> <p>Island Lake is the most pristine lake in the area. Keep Kitsap Lake's constant toxic levels in mind as you read this. Pesticides, fertilizers, vehicle oils and gas, etc., will leak on the roads and drain into the groundwater and into the lake. These toxins do not simply vanish, nor are they benign.</p> <p>As a society, we cannot continue to pollute and deforest our area without significant and permanent damage. Do you want to be responsible for the damage that will occur, the consequences of these issues, that will change the lake and the environment and our area forever? All of the proposed changes are about profit by those who have no interest in what we cherish. Allowing more than one single family home per five acres is unconscionable. Clearcutting and developing at Crista Camp is unthinkable to those of us who love and respect Island Lake and the surrounding area.</p> <p>I can't imagine Island Lake's south end clear cut, bare, animals gone, and bursting with people who have no interest in the environment. With a mass of people who will be on the lake, screaming and yelling will occur around the clock. People will come on our docks and property, bringing crime, tossing garbage on the water in a higher volume that we now have from Island Lake Park and being generally disrespectful in every way. Will Kitsap County do daily or weekly clean ups of garbage in the water and on the shoreline? As shoreline owners, we also own land into the water. That means that non-owners will be trespassing if they come near our docks. Please note that we have experienced trespassing, a break-in, property stolen, and garbage at our shoreline. We aren't alone. Will the county control trespassing on the land and shoreline waters? I think not.</p> <p>Please search your conscience in deciding what may change this area in ways that will destroy what all of us value. Kindly consider that the fate of those with beating hearts is in your hands. Please do not allow what will change this beautiful and precious land and area forever.</p>
Valerie and Donn Martinson	Wants Compromise on Island Lake/Barker Creek Rezone	<p>I read in the paper, April 9,2023 the proposed changes to the land development at the former CRISTA Camp property and 20 acres south of the parcel. My concern is an environmental concern on impacts to the wetlands, wildlife and Barker Creek, in addition, to the lack of infrastructure that would support such a large development and its impact on the existing Island Lake, the aquifer that supports Silverdale and the residents in the area of Island Lake. The disappearing forests and destructive of native vegetation that supports native pollinators, birds and animals would also result in more sedimentation in streams, and the lake.</p> <p>Can there be a compromise to the plan and make it less density?</p> <p>I support a compromise.</p>
Deborah Vedin	McCormick Woods Traffic	<p>Another traffic headache! And they still haven't completed the required expansion other Tremont ramps on Highway 16 or the Rounabout on Old Clifton Road. But sure, add more traffic!</p> <p>And Old Feigley Road isn't even a real Road! It was an alley, used for logging back when my Great Uncle logged all this land. Then my Dad and Bob McCary (McCary Road) developed the original plat for Mr. McCormick to put in the Golf Course, by selecting the layout, choosing how to preserve the wilderness and still incorporate a community. Including the property that the school owns nearby.</p> <p>None of this is happening now!</p> <p>It's terrifying that these vehicles have no way to merge onto State State Highways that are already extremely overwhelmed. Especially in this Gorst corridor, which has become a death trap.</p> <p>Please pass this "up the chain." Before more people are injured or worse.</p> <p>Remember, this will be the "detour" during the culvert replacement/stream restoration projects at Gorst Creek, Kabelac Creek, Feigley Creek and other Gorst projects. So These builders must be willing to build infrastructure before homes!</p>

My name is Sean Ramer and my wife and I are residents of the Island Lake Park area. I am writing to you today to urge the Commission to reject the proposed rezoning of the Crista Camp and Courtiers Farm developments. I would have attended the Commissioners Meeting on Monday in person to voice these concerns, however my work took me to North Carolina for the week, so a letter will have to suffice.

Having lived in this area for some time now I can say without a doubt that the proposed rezoning of these two rural areas would have an extremely detrimental effect on the local community in multiple ways. I understand the desire of the County Commissioners to try and alleviate the rising costs of housing in the area, however a never-ending pattern of urbanization at the expense of local wildlands, water sources, and infrastructure are not the way to do this. There are other areas of the county better suited to handle new development that would still achieve the county's goal of increased housing without adding such a heavy burden to existing communities and endangering established wildlands. Furthermore, a simple drive around even the Poulsbo and Silverdale areas will reveal dozens of ongoing high-density housing projects already underway. Clear-cutting and paving 70 acres of rural lands to build what amounts to little more than "ant hill housing" comes off as both wasteful and inconsequential when so many other projects are already underway county-wide.

I must, however, illustrate the points I've brought up. It's one thing for me to simply state "this is bad," but another entirely to provide concrete proof. I'll endeavor to keep each point down to a simple vignette.

#### 1) Water Infrastructure

As you have no doubt heard from other members of the community already, the infrastructure of the area is not equipped to handle a massive influx of people. I am sure the developers have made every promise imaginable about how they intend to make sure the impact of turning 95 acres of rural land into urbanized dwellings is minimal, but the fact of the matter is that it is impossible for them to guarantee that.

The first and most important issue in this vein must clearly be the Island Lake Aquifer. With the current disposition of the land and residents the aquifer has remained steady for decades. The introduction of two new heavily urbanized neighborhoods, however, would cause an extreme increase on the aquifer's burden. How can I be so confident of this? Well, let's crunch some basic numbers for what the zoning and development plans would entail.

Let us assume the developments take the minimum zoning figure of 5 houses per acre of land. That would be the development and installation of 475 new homes in the area, 375 in Crista Camp and 100 in Courtiers. Now, let us assume an average of families of four, two adults and two kids. That's a net population increase in the area of 1,900 people. The current population of Poulsbo is estimated at 12,000, meaning the new developments will be shunting nearly 16% of the population of Poulsbo into 95 acres of territory.

Now we will take a look at water use. I think this calculation from Save The Drop, located here will probably be adequate. According to these figures the average family of four uses about 300 gallons of water per day, with the vast majority being used indoors. According to this assessment that means total water use in the area will increase annually by the following:

$300 \text{ Gallons} \times 475 \text{ Homes} \times 365 \text{ days} = 52,012,500$  gallons of additional water use, off the same aquifer, contained to 95 acres.

It is important to also keep in mind...this is the LOW END estimate for the proposed rezoning changes. Let us bump up the numbers to reflect the maximum end of nine houses per acre.  $9 \text{ houses} \times 95 \text{ acres} = 855$  new homes.  $855 \text{ homes} \times 4 \text{ occupants} = 3,450$  new residents in 95 acres (approaching 33% the total population of Poulsbo at this point.). Now for the water calculation:

$855 \text{ families} \times 300 \text{ gallons} \times 365 \text{ days} = 93,622,500$  gallons of additional water use. Nearly 100,000,000 million gallons of additional water would be bled out of the same area.

Note, this is just additional water use. This does not cover the damage to the aquifer's ability to recharge that clear cutting the Crista Camp area would do. It does not cover the potential long-term environmental damage to the lake from increased run-off due to the eradication of vegetation. It does not cover the potential danger of the additional sewage pump stations that would need to be built to service such densely populated areas running off into the lake or aquifer. I do not think I need to expound too much on those particular points since many of my neighbors already have and just the water use numbers alone should be enough to send a shiver down your spine. Keep in mind that if these changes are adopted and these homes are built there is no turning back. The Rubicon will have been crossed and any damage to the aquifer and the area's water supply will be permanent, likely requiring costly and time-consuming infrastructure build-outs just to alleviate the damage.

## 2) Traffic Infrastructure

The areas around Crista Camp and Courtiers Farm have been rural since their inception, and as such access to these areas is often limited to simple two-lane roads for two reasons. The first is that expansion of these roads was never really needed. The population was light so the roads served their purpose well enough as is. The second, and arguably more important reason as it pertains to this proposed change, is that there's really no room to expand these roads. Most of these roads already have a minimal shoulder and, at best, could be expanded to accommodate a turn lane.

So, with this in mind, how would one propose to increase the population of the Crista Camp and Courtiers Farm areas with upwards of 475-855 homes worth of new vehicles without causing a massive traffic issue? I have heard the concepts around creating a single access road off of Island Lake Road using Camp Road. I can only begin to fathom the traffic headache the residents and the top of that hill would have, exposed to an influx of 475-855 new vehicle's worth of additional traffic. Of course, this would only occur after what would likely be half a decade's worth of heavy industrial equipment rolling up and down the road at all times of the day.

## 3) Regional Infrastructure

<p>Sean Ramer</p>	<p>Opposes Island Lake/ Barker Creek Rezone</p>	<p>It is no secret the area around Silverdale and Poulsbo, along with Kitsap County as a whole, is experiencing growth. Seattle grew too expensive, too large, and too fast to contain its population, who are now leaving in all directions to seek greener pastures. However, the issues and mistakes of one city should not mean that the residents of the county have to suffer further rapid increases to the strain on regional infrastructure. What do I mean when speaking of regional infrastructure? Well, let's use the medical system as an example. Starting with an anecdote, my wife and I recently tried to make Primary Care physician appointments, as trying to go to our old providers would be rather inconvenient with the distance involved. In November of 2022 I was given a December 27th appointment...for 2023. I was told that was the absolute earliest I could possibly get in to see Primary Care as a new patient due to the population growth in the area and lack of providers.</p> <p>But anecdotes are one thing, well-known events are another. For example, let us take a look at this article from the Seattle Times. In it the recent crisis at St. Michaels is explored, where the hospital, one of the only ones in the Kitsap Peninsula, was completely overwhelmed with patients seeking emergency care, to the point where they were forced to call the fire department for triage assistance. I ask you, what would be the effect of adding an additional 1,900 to 3,450 potential patients to the area on top of the developments already in progress? Do we think the situation detailed in this article is going to be alleviated because we added a few extra dollars to the tax pool? Or, more likely, will we start seeing more and more repeats of the same issue? How dense is too dense when it comes to the ever-increasing strain on regional services?</p> <p>4) Conclusion</p> <p>I could go into further detail about other salient points regarding this decisions. I could discuss the fact that past Commissioners have made promises vowing to keep the Barker Creek watershed safe from urbanization and development, a promise this proposed rezoning shatters. I could discuss the incoherence of governments talking about the "grave threat of climate change" while paving over any rural area possible in a bid to increase urbanization and build additional tax bases. I could detail the massive disruption it would be to the current neighborhoods in the area to have what would likely be over half a decade's worth of heavy development and clear-cutting taking place every day, especially to those of us who work out of a home office.</p> <p>I do not feel I need to do this though. All of these items, while important, pale in comparison to the hard fact that just the risk and cost to infrastructure alone should be enough to dissuade any logical person from pursuing this course of action. Sticking between 2-4,000 people into a small rural area, especially when there are already so many other housing developments underway. I also cannot help but draw comparisons to Bainbridge Island, which has had developmental freezes for years due to the concerns over infrastructure use and urbanization. A part of me wonders that if the residents of the Island Park and Barker Creek area had the same sort of resources and connections as the residents of Bainbridge Island do whether or not this proposal would have even been brought up.</p> <p>I am not an unreasonable man, nor do I subscribe to the "not in my back yard" mentality. If the county stated tomorrow that they would allow the development to proceed under the current Rural Zoning, with one house per five acres, you would not hear from me regarding this topic again, and I can safely assume that most of my colleagues would say the same. It is one thing to gain some new neighbors while also being able to enjoy your rural landscape. It is entirely another to gain new neighbors after the area has been paved over and you start receiving water rationing notices or end up waiting 15 minutes just to get on the main road due to traffic backup.</p> <p>I urge the Commissioners to vote to keep Crista Camp and Courtiers rural. Let development proceed while still respecting both the community and the natural environment.</p>
		<p>Habitat loss, climate change, and other negative side effects of sprawl need to be front and center in planning.</p> <p>Alternative 2 is the best option as a foundation for concentrating growth in the Urban growth areas and not spreading growth to rural areas.</p> <p>I think that the County should hold off on any requests for changes to rural zones or LAMIRDs until after completion of the Comp plan. The Plan should come first, to guide the zoning more wisely, allowing for thoughtful changes that meet the goals of protection of the natural environment, support responsible farming and sustainable timber harvest practices.</p> <p>Concerns in North Kitsap are two proposed zoning changes:</p> <ul style="list-style-type: none"> <li>•400 acres near Port Gamble Heritage Park change from 1 dwelling per 20 acres to 1 dwelling/ 5 acres. Please do not allow this change.</li> <li>•No zoning change should take place for the LAMIRD request near Bond Rd.</li> </ul> <p>We need to preserve our environment as we do not stand apart from it but are just a part of a greater whole. We need to take this into account and not focus solely on economic activity as if it exists in a separate bubble that doesn't impact our survival.</p> <p>Please consider in your planning, the needs of communities of ALL income levels in Kitsap and not just an influential minority of the population.</p> <p>Support transit and affordable housing options that promote Alternative 2.</p> <p>Invest in nonmotorized transportation that connects communities for work, school, shopping, and daily life for the residents of the County, prioritized over bike riders in just a portion of a park to make better use of taxpayer money.</p> <p>Leave natural vegetation on housing sites as a more environmental approach to development. What happened at Arborwood, North of Indianola was unacceptable. They destroyed a wooded area and then put up a sign "Arborwood" as a memorial for what used to be there. That process scraped the whole hillside of all lifeforms beside perhaps a few worms.</p> <p>Have the developers pay the actual costs of development, for roads and impacts, so that taxpayers are not unfairly burdened .</p>

Doug Hayman	Supports Alt 2	Add in metrics to your planning so that targets met can be recognized as that pertains to environment, housing and non-motorized transportation.
WSDOT	No specific alternative, but supports principles of compact and efficient development	<p>Thank you for providing the Washington State Department of Transportation (WSDOT) an opportunity to comment on the draft land use alternatives for Kitsap County's Comprehensive Plan Update. WSDOT does not have a specific preference for any of the draft land use alternatives. However, as noted in our December 8, 2022 comment letter for the EIS scope, WSDOT supports land use alternatives that accommodate projected growth consistent with principles of compact, urban, transportation efficient development. WSDOT also supports alternatives that can best meet the housing and transportation needs of low, very low, and extremely low income households.</p> <p>WSDOT encourages the County to select a preferred land use alternative with the greatest potential to manage vehicle demand and minimize the need for costly roadway capacity expansion. Evaluation of the land use alternatives and selection of a preferred alternative should be informed by thorough analysis and documentation of the "estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions" (RCW 36.70a.070(6)(a)(ii)).</p>
Derek Schrul		See Attachment(s)
Suzanne T. Arness	Kingston and AppleTree Point	<p>Trying to elaborate on my previous e-mail, and comments, I feel a little like I am going in circles.... In November 1999!, Katie Fortune [Apple Tree Point] wrote a five page letter to Rob Wenman [DCD] stating many of the same philosophies: "close to town" for a true community, both affect and effect; willing to work with County for improved access via existing (and any needed new) easements for better cross traffic [thereby avoiding real congestion]; even the idea of people not being able to wait 'any longer' before they dissect their land. All is still true in 2023.</p> <p>How does the County serve everyone: wanting trails, parks and natural wildlife; economic viability* within the community; roads, sewers...and affordable housing? A serious question and I am not asking for pie-in-the-sky nor burrowing my head in the sand; I am saying that opportunities exist now that may not in the future, at least without a whole lot more expense. Tough decisions for sure; however going down West Kingston Road, with more housing density (10-18!) and even commercial(Alt. 3 is beginning to feel like a strip-mall), does not seem appropriate! Cheaper now for the existing utilities but not what the UGA was designed for. A lot of ALT 2 is also expanding on the edges, creeping out. GMA says, urban CENTERS with rural surroundings.</p> <p>I feel up-zoning the area between the exiting northern UGA boundary and the Apple Tree development only makes good sense. This joins existing developments. Though Apple Tree Point development is zoned RR, the reality is equivalent to Urban Restricted. Urban Low, is most likely preferable; but Urban Cluster, allowing for more park like amenities, [like Arborwood] would also make logical development in the area I am talking about for our 'Little City By The Sea' community. The County already has an easement directly from the Apple Tree development south to 272nd St. There are also southerly running easements from 272nd.</p> <p>The only other thing I will add today is about 'affordable housing'. Smaller and smaller lots seems to be the route-of-choice for accomplishing that goal. Current build styles to accomplish this seems to have left out one particular component: single level housing. "Old Folks" need single level or elevators to navigate independent living. This may not be a DCD agenda, but is important to creating a well rounded, inclusive, welcoming COMMUNITY.</p>
City of Bremerton (Garrett Jackson)	Various	See Attachment
Gloria Edwards	Supportst Rezone #47; Mountain View Meadows	See Attachment
Suquamish Tribe	Various	See Attachment

Paul and Valerie Otheim	Supports Alt 2	<p>Thank you for your commitment to planning for population, housing, and employment growth in Kitsap County. We appreciate your focus on developing “existing urban areas such as Silverdale and Kingston with policies to incentivize more diverse housing types such as townhomes, multi-family and cottage housing.” And we encourage a focus on land-use that enhances the quality of life for residents and visitors by including parks that provide greater tree canopy in urban areas and a variety of environmentally low-impact recreational activities such as kayaking, walking, and biking trails.</p> <p>In addition, please strategically focus planning for rural areas adjacent to UGAs that envisions and facilitates integrative community-building activities such as WSU Kitsap County Extension 4-H Youth Development, Kitsap Harvest, Master Gardeners, Regional Small Farms, SNAP-Ed Nutrition Program, and Water Stewardship Program. These County Extension programs are specifically designed to infuse and inspire the legacy of Kitsap County’s rural character, economic activity, local sources for healthy foods, environmental stewardship, and active community life into growing urban environments.</p> <p>For example, within three miles of downtown Silverdale, Kitsap County Fairgrounds continues to provide space for 4-H Youth Development and Master Gardener Heritage Garden activities. Along Tracyton Boulevard, Anna Smith Children’s Park includes a Master Gardener Demonstration Garden and shoreline access that could facilitate environmental protection activities on Dyes Inlet. Off Nels Nelson Road, county-owned Forest Protection properties and privately owned Rural Protection properties along Barker Creek could potentially facilitate Stream Stewardship activities. Along Central Valley Road, Rural Residential properties could retain agricultural use for small scale flower and vegetable growers or community gardens. And adjacent to Island Lake, an area could be set aside for a conservation park and trail system that would encourage a variety of environmental, educational, and low-impact recreational activities.</p> <p>As you consider the “menu” of alternatives plans before you, please focus on existing urban growth areas for building affordable housing, urban parks, trail systems, and recreational areas while creatively envisioning the unique economic and community building potential of adjacent rural areas for continued small-scale agricultural use, recreational activities, and wildlife and watershed conservation activities.</p>
Rehc Cher	Opposes inclusion of Requests #23, #26, #27, #28, #29 in Alt 3	<p>There has been several letters of concern to this area naming; Alan Gibbard, Janice Martin, Natalie Martin, Tom Williams, Lindsey Ingram &amp; John Bogan plus others who surround the area on the south leg of Nels Nelson that sits along Barker Creek Corridor. This is pertaining to:  22501-4-016  22501-4-026  22501-4-027  22501-4-024  22501-4-025</p> <p>I’m asking you to combine these various statements of concerns to realize that this area is an important part of Barker Creek. It would heavily impact the neighboring properties &amp; would be quite costly to provide utilities, bridge, roads while losing buildable area due to wetland setbacks.</p> <p>I do not support comp plan 3</p>

	Traffic near Island Lake	<p>At 1455 NW Island Lake Road since 2010. This small road is a nightmare for everyone living from Bennington to Avante.</p> <p>SPEEDERS...Have spoke to Sheriff and 911 repeatedly. Nothing.</p> <p>PUBLIC WORKS...Speed bumps. NO! Yes, it is a Level I road but only during the Winter is it mandatory for busses to go past my house.</p> <p>RON PIERCE told me... "I do not like speed bumps." I do not care. He does not live here. "No, Level I roads have speed bumps." LIE...Tracyton Blvd. (Ron Pierce's response, "That was a backdoor handshake deal.") "No, we can not lower speeds on any roads below 25MPH...THE COMMISSIONERS VOTED ON IT." LIE...The other side of lake is 20MPH.</p> <p>West...NW Island Lake Road has no curb to protect anyone from speeders while on sidewalk. I have a Service Dog and TWICE we have almost been ran over, while walking on sidewalk.</p> <p>Just since I have started typing this...at least 12 cars have flew past my garage (where I am) and I can not even tell what kind of cars they are the speed is that excessive.</p> <p>Traffic Control with the speed and car counters. They did put the black "tubes" across the street. That was a joke. One car went by here 3 times in 10 minutes at the same rate of speed. The "traffic counter" only registered it ONCE (I KNEW EXACT TIME) when Brad(?) came to download info. The little truck was going 55-59MPH...in a 25MPH.</p> <p>I am requesting "removable" speed humps from Bennington to Avante be installed every March 1st to November 15th. It will cut down on traffic and speeders.</p> <p>As far as destroying the South end of Island Lake, shame on you.</p>
Squaxin Island Tribe		See Attachment
Mary Ramsey	Opposes Island Lake/ Barker Creek Rezone	<p>I am writing to request your denial of a rezoning request for the property at Island Lake. This area does not have the infrastructure to support more development with the close proximity to the lake. Such as roads, schools, law enforcement, fire &amp; rescue to name a few. To say nothing of the increase on utilities. I am concerned for the natural habitat for a number of wildlife and the health of the lake and Barker Creek. These are precious and cannot be replaced once they are harmed or abolished. Kitsap County is a wonderful place to live and raise families but more housing encroaching on a fragile habitat erodes that beauty. Please, please look at the big picture over time, do we want Island Lake compromised in this way? I ask you again to deny the request.</p>
Dana Simionescu	Opposes Island Lake/ Barker Creek Rezone	<p>I am an Island Lake area resident and I am writing to urge the Commission to carefully consider the proposed rezoning plans for the former Christa Camp area and vicinity.</p> <p>I support development of existing urban zones and recognize that more diverse housing in urban centers is beneficial, especially where infrastructure allows such growth. If this growth can develop into vibrant urban centers like Silverdale where people live and work and can move easily without needing a car for everything, that would be wonderful. Alternative 2 seems to fit this vision and support housing affordability at the same time.</p> <p>But to take away rural forested areas that are not just rural, but critical to aquifers and to wildlife and also sensitive to erosion, seems unnecessary and potentially damaging in the future.</p> <p>My neighbors and I were informed of the already ongoing plans to re-develop part of the former Christa Camp. Those plans alone appear excessively un-realistic and unfit for this area. Insufficient infrastructure should be a deterrent by itself, but the fact than an aquifer is under Island Lake and that acres of forest would be clear cut to build densely populated homes in an area that is not built to support such population growth - this is unconceivable. Shouldn't infrastructure be built first before allowing hundreds of new homes to be added? And infrastructure is not just roads and water lines and sewer and electricity, it is also area critical services like hospitals and schools and police presence. We already see the county struggling with medical services for example. Increasing car traffic is not a future-proof solution either. Rural roads around here do not have sidewalks, they do not promote livability for large numbers of people like a city would. I recognize that Kitsap Transit is constantly improving bus services in the county and this is a positive investment; but the most efficient form of affordable housing is one that allows residents to shop and live and work in the same urban area, minimizing service costs overall.</p> <p>Yes, there are state-wide population growth goals; yes, there are county-wide growth goals as well, but let's also not forget that many people in this county live here because it is so rural and so green. Some of the Kitsap County development goals are to protect the natural environment and water and wildlife, and this rezoning conflicts with those goals. More analysis and addressing of people's concerns would be welcome.</p>

Paul and Valerie Otheim	Request #11 Concerns	See Attachment
		I'm opposed to development of these two areas. My objections are echoed in the comments of others. I'm particularly concerned about the loss of natural habitat and, for certain, the impact of increased traffic.
Rocco Cappeto	Opposes Island Lake/ Barker Creek Rezone	One real disappointment to me was hearing previous commissioners had promised to keep these areas undeveloped. I was reminded of something I heard years ago with respect to Bodega Bay, CA, development : Developers can lose over and over but conservationists can only lose once. This plan seems to be the confirmation of that comment.
		I am a Central Valley resident these past 36 years of my 70 years as a Kitsap County Resident. Our grandchildren are 4th generation Kitsap Co. born. I have witnessed/heard three presentations of the Comp Plan under review (By phone, Silverdale Library (CK Council Mtg) and Commissioners' Mtg 4/10/23)  Planner Eric Baker shared the mandate the county has to update the plan every 8-10 years to meet expected growth for the future. The proposals I support are (1) & (2). I specifically cannot support the proposed 95 acres between the former Christa property and Courtiers' Farm proposal. The 5-9 units per acre request is not only "out of character" but meets the criteria of being "Incompatible" with the surrounding 1-5 per acre current zoning. I believe the Urban Growth zoning begins South of Paulson Rd with Rural Residential land runs North of Paulson Rd all the way up Central Valley Rd and includes the proposed project. The county changed this zone from 1 to 2.5 acres to 1-5 acres in 1990 three years after we purchased our 2.5 acres. I support their proactive decision to protect this Central Valley corridor.  I submit the Sequoia Spring III project, Commissioner approved development on the initial 55 acres of Christa Camp, should be completely "built out" with the proposed 350 housing units before any further consideration of the 95 acre proposal mentioned above. Prospective development is Spring of 2004 with a projection of completion in five years (2009). The county has made a commitment, so I SUPPORT doing NOTHING, (Plan I) for the remaining proposal. (I could support approximately 19 home sites on the land allowed by the 1-5 acre zoning.) The environmental impact on Island Lake, Barker Creek and the watershed from the first 55 acre development must be known before any further projects are considered.  Previous statements have noted the 2006 million dollar study that was conducted in this Barker Creek watershed. It is deemed a Salmon Stream and the water quality, free of soil erosion, currently maintains a temperature that supports salmon. The "second growth" timber provides a mature canopy and healthy vegetation below, and aids in the "recharge" of the aquifer. Wells abound on the CV land including our own. Respecting the needs of Barker Creek Island Lake Watershed should mean the county/state should never see the need to mitigate negative development as in the Chico Creek sites (Golf Club Hill Road) off Chico Way and the current project along Highway 3 (currently underway) to remove culverts, bank restoration and building of two bridges to enhance the Salmon Stream with the cost of \$5 million and \$58 million dollars respectfully. When you know better you should do better.
David and Nina Morse	Opposes Island Lake/ Barker Creek Rezone	I also believe that should this 95 acre Christa & Courtiers Farm project be approved it will be the urban project that assures the Silverdale side of Central Valley property owners will once again be targeted with the next City of Silverdale Incorporation proposal. They will over reach the current urban housing atop Ridgetop to include our 2.5, 5 and 10 acre parcels in their proposal and cite the approval of this project. I submit that would be "urban sprawl" by definition. Our 1-5 per acre zoning is supposed to protect us. 700 additional homes, traffic on current roads, and the environmental costs are too great to bear.
Beth Mac	Opposes Island Lake/ Barker Creek Rezone	I realize that there have been a myriad of emails, regarding arguments against the urban rezoning of Island Lake property. The arguments, in my opinion, are solid. So here, I just want to add our family's voice in agreement with those arguments!  Our family has lived in Point of View neighborhood, just 100 yards from Island Lake forest property, for the past 22 years. We have raised two children in local public schools; my husband and I both working and retiring here. We love Kitsap County and our neighborhood! Our property and others, border the woods where there is a plan to build 350 homes, after clear cutting all the trees. While we understand, along with others, that development is inevitable, the sheer number of homes and the clear cut planning of all trees, raises the question of financial motive, and lack of care and concern for the current residents in this community. In a time when environmental preservation is foremost on people's minds and hearts, why would Kitsap County allow such an egregious decision that would negatively impact our environment and community. It seems there is no commitment to the current, faithful taxpayers within our county. I am asking for one important provision: Consider a reasonable buffer between the new development and our existing Neighborhood. So what is "reasonable"? I would like you to consider, what you would want, if you had suddenly lost your back yard forest to a massive development? The thoughtful consideration of this provision would certainly make the current residents much more likely to embrace this development, rather than fight against it.

Please consider my request to disapprove the application for a zoning change regarding parcel , 222501-4-024-2004, 222501-4-025-2003, 222501-4-027-2001 and 222501-4-026-2002.

I own parcel 222501-4-020-2008, which is the property directly to the North of the proposal. My parcel is both downhill and downstream of the two lots being considered. There are three important factors which I hope you will consider before deciding whether this proposal aligns with both the Growth Management Act and the Kitsap County Comprehensive Plan.

1. These parcels, as well as my parcel, have been identified by the county as being within a “Critical Area” within Kitsap County. The purpose of such a designation is to “identify and protect critical areas as required by the Growth Management Act (Kitsap Comprehensive Plan, sect. 19.100.105)”. The County has complied with the law, and with the plan, regarding identifying these subject parcels as Critical Areas, now it must also comply with the law with regard to protecting the same. Allowing a rezone which would more than double the allowable residences on these lots does not align with either the Comprehensive Plan nor the Growth Management Act.
2. The rezone, if approved, would cause an undue traffic disruption to all of the residences currently served by the public easement of Creekside lane, as well as the private easements of both my property and the property owned by Liel Monson to the North. Many years ago, the County unfortunately allowed the residences on Creekside Lane near Nels Nelson to be accessed by and within feet of the road easement for Creekside lane. Expanding this current one lane road to a 30’ easement and a two lane road, and also increasing the traffic at least 4-fold would make these residences almost unlivable.

In addition, the private easements which cross my property and the property of my neighbor, and which currently extend South from the termination of the public easement of Creekside lane, serve as the only road in and out of the proposed rezone lots. This road easement is only 20 feet, which is not large enough to serve the traffic and the utilities needed for the substantial growth proposed by the rezone. I have not been approached to widen this easement and unless this widening were to occur, I would ask the board to deny the application solely based on this.

3. This proposed rezone borders a tributary to Barker Creek, a salmon-bearing stream. All drainage from building, pollution, septic, etc., would likely find it’s way into this tributary and into Barker Creek. This could cause devastation, irreversible damage to one of Kitsap County’s few remaining salmon streams.

For these reasons and many more, I hope you deny the application as proposed.

Respectfully,

John Bogen, owner of 584 NW Creekside Lane.

2/22/23

Kitsap County Department of Community Development, Planning Commission, and Board of County Commissioners:

Re: Objection to a portion of Alternative 3 of the ten-year comprehensive plan update

Dear Sirs and Madams,

Please consider the following as objection to changing the zoning of the property located at 9506 Mickelberry from Regional Commercial to Urban Restricted as contained in Alternative 3 of the currently contemplated ten-year comprehensive plan update.

This property as currently zoned (Regional Commercial) allowing multifamily housing, meets the goals of State House Bill 1220 as well as Alternative 2 contained in the currently contemplated ten-year comprehensive plan update. Among the goals, features, and policy initiatives this property helps meet as currently zoned include:

**-Helps meet population and employment growth.**

**-Increases housing diversity** by promoting multi-family and missing middle housing.

**-Property Tax Programs, expedited permitting and regulatory flexibility to incentivize development in centers.** The subject property would be a prime candidate for the contemplated Multi-Family Tax Exemption to increase affordability. Over-the-counter permitting as well as establishing this general area as a SEPA exclusionary zone due to recent studies with positive outcomes conducted related to traffic, wetlands, geotechnical, and hydrogeology on the subject property as well as the neighboring properties that have recently been developed as well as the regional hospital serving the greater area located just a couple of blocks to the Northeast. All of the above lead to more timely and affordable housing.

**-Multifamily in this zone does not affect density or alterations in rural areas.**

**-This property is located within walking distance to major employers** and would help support transit if established at 30 minute intervals within the Silverdale Urban Center.

**-Urban Growth:** This property has been proven to encourage development in urban areas where adequate public facilities and services exist.

**-Reduces Sprawl:** This property reduces the inappropriate conversion of undeveloped land into sprawling, low-density development.

**-Transportation:** This property encourages efficient multimodal transportation systems that are based on regional priorities and coordinated the County comprehensive plan.

**-Housing:** This property helps plan for accommodate housing that is affordable to a majority of economic segments of the population and helps promote a variety of residential densities and housing types.

**-Economic Development:** This property, as currently zoned, encourages economic development throughout the area that is consistent with adopted comprehensive plans and promotes economic opportunities for citizens in the area.

**-Property Rights:** The current property rights of landowners shall be protected against arbitrary and discriminatory actions. Below is the stated purpose of the “Urban Restricted” zone being proposed in Alternative 3 from the Kitsap County Zoning Code:

*“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 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.”*

Numerous studies are currently on file with Kitsap County that prove there is not a “significant concentration of critical areas” as stated in the purpose of zoning this property as Urban Restricted.

In summary, to zone this property as Urban Restricted as outlined in the proposed Alternative 3 would be arbitrary and discriminatory.

Thank you for the opportunity to comment,

Rick Cadwell  
Kitsap County Resident



**Department of Community Development**  
345 6th Street, Suite 600  
Bremerton, WA 98337-1873  
Telephone: 360-473-5289  
Fax: 360-473-5278  
Garrett.Jackson@ci.bremerton.wa.us

April 14, 2023

RE: Land Use Alternatives

Kitsap County Board of Commissioners,

Thank you for considering City comments on Land Use Alternatives currently being studied by the Board of Commissioners. The City has previously sent September 16, 2022 and December 8, 2022 comment letters to the County regarding the Comprehensive Plan update. Please review the following:

1. West Bremerton Urban Growth Area (WB-UGA). Thank you for including City requests for the limited expansion of the West Bremerton Urban Growth Area in Alternative 2. Granting this limited UGA expansion will resolve outstanding urban service discrepancies for parcels currently outside the UGA, better address ongoing water-quality concerns with Kitsap Lake, and would place City owned properties into the WB-UGA.
2. Central Kitsap Urban Growth Area (CK-UGA). The City requests that Kitsap County associate the CK-UGA to the City of Bremerton with the current 2044 Comprehensive Plan update. It is unclear why the City request for UGA association is not included in any alternative as other UGA requests have been. This request reiterates points made in correspondence previously sent to the County. One of the fundamental purposes of Comprehensive Planning is to achieve transformance of local governance within Urban Growth Areas such that cities are the primary providers of urban services. The following items demonstrate how County refusal to associate the CK-UGA to the City of Bremerton would be incompatible with all regulatory land use guidance material related to this matter:
  - a. Washington State Directives. Guidance from the State is clear that cities should be the provider of urban services in UGAs.
    - Per WAC 365-196-310(2)(g) and RCW 36.70A.110(4), which reference UGAs implementation and Comprehensive Planning for UGAs, *"In general, cities are the units of local government most appropriate to provide urban governmental services."*
    - Per RCW 36.70A.210(1), which dictates the how Countywide Planning Policies shall be implemented, *"The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas."*
  - b. Growth Management Hearings Board (GMHB). The Growth Management Hearings Board (GMHB) was created in 1990 to hear and decide appeals involving decisions of a city, county, or state agency involving comprehensive land use plans and development regulations or shoreline master programs. Two notable GMHB decisions provide clarity on this Comprehensive Planning issue. Both the *City of Spokane v. Spokane County* (Case No. 06-1-0002) and *Abenroth, et al. v. Skagit Co* (Case No. 97- 2-0060) provide the following GMHB guidance on the topic:
    - The Growth Management Act has a strong preference for urban areas being served by, and incorporated into, municipalities and thus it is inappropriate to establish a non-municipal UGA in close proximity to an existing municipality with no plan for transformance of governance;
    - One of the fundamental purposes of a Comprehensive Plan is to achieve transformance of local governance within the UGA such that cities are the primary providers of urban services;
    - That which is urban should be municipal;
    - Implicit in RCW 36.70A.110(4) is the principle that incorporations and annexations must occur;

- Under RCW 36.70A.210(1), counties are providers of regional government actions and cities are the primary providers of urban governmental services. The long-term purpose of Comprehensive Plan policies is the transformation of governance of urban growth to municipalities.

c. Countywide Planning Policies (CPPs). The Kitsap Countywide Planning Policies are the framework for growth management in Kitsap County developed by the Kitsap Regional Coordinating Council. The Growth Management Act (RCW 36.70A.210) states that “A countywide planning policy is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted ... (to) ensure that city and county comprehensive plans are consistent...” as required in RCW 36.70A.100. The following CPPs, mutually agreed upon by all Kitsap jurisdictions, support association of the CK-UGA to the City of Bremerton:

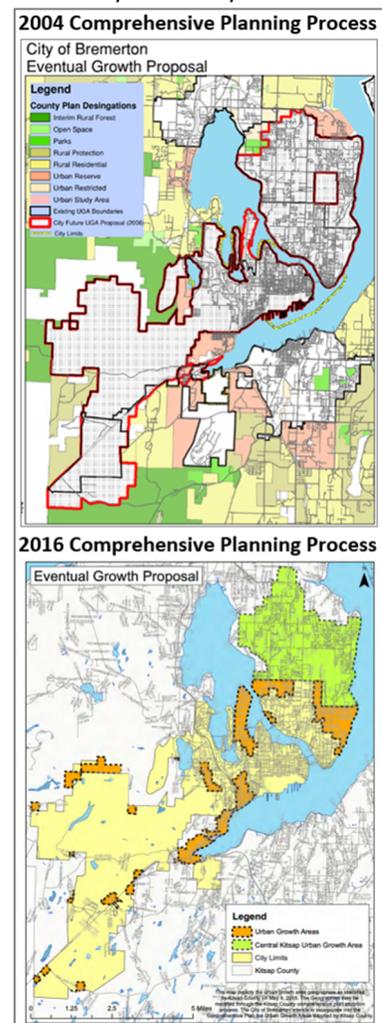
- CW-1(c) For unincorporated UGAs, support annexation or incorporation into Cities.
- UGA-2(b) Unincorporated Urban Growth Areas shall be associated with an existing or future city.

Failure to associate the CK-UGA to Bremerton impedes the City’s ability to initiate future annexations. As this proposal is for association, and not expansion, item per CPP UGA-3(j) are not provided at this time. Association of the CK-UGA to Bremerton, without precondition, is the only appropriate step to ensure conformance with CPPs.

d. Kitsap County Comprehensive Plan. Through the Comprehensive Planning process, Kitsap County has already agreed to work with the City on associating the CK-UGA to Bremerton. Per Kitsap County Comprehensive Plan Policy 25, “. . . Considering that the Central Kitsap Unincorporated Urban Growth Area is unassociated with a city, work with the City of Bremerton on an agreement to associate the Central Kitsap Unincorporated Urban Growth Area.” The 2024 Comprehensive Planning process is the appropriate time to associate the CK-UGA to the City of Bremerton. Any required framework for the transformation of governance can be addressed during the Comprehensive Planning process and beyond, but should not be a precondition to association of the UGA.

e. City of Bremerton Comprehensive Plan. Per the *Eventual Growth Intent* section of the current City Comprehensive Plan, “The City believes that our associated urban growth areas (UGA's), as well as the Central Kitsap area, has a future with the City. Routes of travel, responsiveness of emergency services, disposal of waste, opportunity for recreation, access to goods and services and all other urban functions are common to all these UGA's. Eventual annexation and incorporation of associated UGA's and the Central Kitsap UGA will help the City achieve the expectation that it become the regional growth center of Kitsap as outlined in the Puget Sound Regional Council's regional growth strategy "Vision 2040." As seen in the adjacent image, Comprehensive Planning documents dating back to 2004 illustrate the City of Bremerton’s continued efforts to include the CK-UGA in the City’s planning process. To this point, Kitsap County has denied requests from the City to associate the CK-UGA to the City of Bremerton.

f. Settlement Agreement. In 2017, the City of Bremerton filed a Complaint in Mason County Superior Court (case No. 16-2-00695-1) to amend a 2005 Settlement Agreement between the City and the County concerning associated UGAs. As a result of this



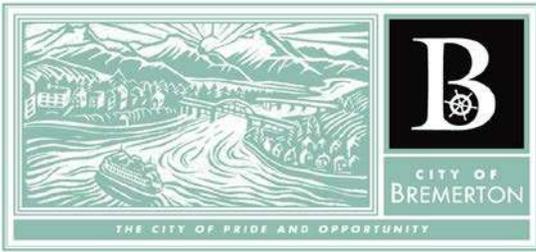
complaint, the Settlement Agreement was amended to recognize terms that the CK-UGA could be annexed by the City of Bremerton. These documents were signed by the Bremerton Mayor and the Kitsap County Commissioners. As Kitsap County has affirmed in this amended agreement that the CK-UGA may be annexed by the City, it is inappropriate for Kitsap County not to associate the CK-UGA with the 2024 Comprehensive Plan update.

In past correspondence, the County has requested additional coordinated planning with the City prior to association of the CK-UGA. This has included an illegal requirement for revenue sharing, referenced in previous versions of the County Comprehensive Plan, and other coordination related to the transformation of governance. Per Policy 23, the County plans to, *“Address the issues related to the association of unincorporated Urban Growth Areas with their corresponding incorporated cities, consistent with the CPPs.”* This passage relays the County’s ability to address UGA problems with cities, and that CPPs provide an appropriate document to guide potential negotiations. The City requests that Kitsap County first associate the CK-UGA to Bremerton, and then continue to work with the City on addressing issues related to the association of unincorporated UGAs with the 2024 Comprehensive Planning process, and beyond as necessary. Granting the City request to associate the CK-UGA is clearly the appropriate outcome to ensure compliance with all regulatory land use guidance material provided previously in this document.

3. City Reclassification Support. Please see the attached letter of support from Mayor Greg Wheeler for reclassification request number 75. The City finds that granting this request will assist in the long-term growth of the adjacent Manufacturing Industrial Center.

Thank you for working with the City of Bremerton on resolving these matters during the current Comprehensive Plan update process. Should any additional information be required, please provide the City with specific information requests as soon as possible.

Garrett Jackson  
Planning Manager  
(360) 473 – 5289  
345 6th Street, Suite 100  
Bremerton, WA 98337



Mayor Greg Wheeler

greg.wheeler@ci.bremerton.wa.us  
Tel 360-473-5266  
Fax 360-473-5883  
345 6th Street, Suite 100  
Bremerton, WA 98337-1873

Delivered via email to: [ebaker@co.kitsap.wa.us](mailto:ebaker@co.kitsap.wa.us)

April 13, 2023

Eric Baker

Deputy County Administrator  
Kitsap County  
614 Division Street MS-4  
Port Orchard, WA 98366

**RE: Kitsap County Comprehensive Plan Reclassification Request #75**

Dear Mr. Baker –

The City of Bremerton is writing in support of the Comprehensive Plan Amendment Request #75 that seeks to modify the land use map adjacent to the Puget Sound Industrial Center (PSIC) from residential to industrial and places the territory into Bremerton's Urban Growth Area (UGA).

This designation change is important to Bremerton to ensure long-term compatibility of industrial growth within the PSRC designated Manufacturing Industrial Center and the territories that surround it. The City believes that this minor expansion of the PSIC UGA will assist us in the overall growth of this regionally important industrial area, and by placing this parcel into the UGA it will assist in ensuring that capital investments in infrastructure can occur that will result in desired job growth. In coordination with the Port of Bremerton and Mason County the City has ongoing efforts to implement the utility plans to bring infrastructure to this area and this expansion of the UGA can be easily incorporated into the efforts that are already underway.

Thank you for considering these comments as you select the preferred alternative for the County's Comprehensive Plan, and we urge the County to include Amendment Request #75.

Regards,

**Greg Wheeler** Digitally signed by Greg Wheeler  
Date: 2023.04.13 14:17:35 -07'00'

Greg Wheeler  
Mayor, City of Bremerton

cc: Andrea Spencer, Bremerton DCD [andrea.spencer@ci.bremerton.wa.us](mailto:andrea.spencer@ci.bremerton.wa.us)  
David Overton [david@eeoverton.com](mailto:david@eeoverton.com)

1 March 2023

## Comprehensive Plan Update 2024

My comments for the Kitsap County Comprehensive Plan update 2024 are concerning the Barker Creek corridor from Wagga Way to Dyes Inlet.

Please take into consideration the millions of dollars that the county and state have spent over the last 25 years procuring land to preserve as well as upgrade infrastructure along the Barker Creek corridor. All of this work, along with volunteer time was undertaken for the preservation and support of salmon habitat.

A Comprehensive review of the entire Barker Creek corridor should be accomplished and plan accordingly versus individual site-specific requests.

Adequate infrastructure isn't currently available to support the up-zone that's being requested of parcels in the Barker Creek Corridor. Would it be more appropriate to have the infrastructure in place or a solid plan for infrastructure before changing zoning designations?

It appears five parcels who are requesting an up-zone are inside the "City of Bremerton Water Utility Well Category I Critical Aquifer Recharge Areas" \* in the Barker Creek Corridor. This information was found on the City of Bremerton's website.

- <https://gis.bremertonwa.gov/portal/home/webmap/viewer.html?webmap=82359fbd2e8e4b27b421583038858b61>

requests #28, #27, #29, #26 & #23

FILED  
IN COUNTY CLERK'S OFFICE

A.M. APR 24 1991 P.M.

PIERCE COUNTY WASHINGTON  
TED RUTT, COUNTY CLERK

BY \_\_\_\_\_ DEPUTY  
(Clerk's Date Stamp)

(Copy Receipt)

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY

DYES INLET PRESERVATION COUNCIL, )  
a Washington non-profit )  
corporation, )

Petitioner, )

vs. )

KITSAP COUNTY, a municipal )  
corporation, KITSAP COUNTY BOARD )  
OF COUNTY COMMISSIONERS, CRISTA )  
SENIOR MINISTRIES, a subsidiary )  
of CRISTA Ministries, PAUL )  
McCULLOUGH and JEAN McCULLOUGH, )  
husband and wife, )

Respondents. )

No. 90-2-02816-5

STIPULATED SETTLEMENT  
AND ORDER OF DISMISSAL

I. STIPULATION

This agreement ("Agreement" or "Stipulated Settlement Order") is entered into between Dyes Inlet Preservation Council (DIPC), CRISTA Senior Ministries (CRISTA), and Kitsap County (the "County") (collectively referred to herein as the "parties"). DIPC is a non-profit corporation made up of the Board of Directors and the members listed on Attachment A of the Confidential Settlement Agreement identified in Section 6.2. The persons identified on Attachment A to this Agreement have been authorized by DIPC to speak and act on behalf of DIPC.

1 DIPC shall notify the County and CRISTA if other persons are so  
2 authorized in addition to or in place of those identified on  
3 Attachment A to this Agreement. The parties, through their  
4 respective counsel, stipulate to the following order in  
5 settlement of this matter:

6 1. RECITALS.

7 1.1 CRISTA has applied for and received preliminary  
8 Kitsap County approvals to build a Continuing Care Retirement  
9 Community (CCRC) at Silverdale in Kitsap County, Washington.  
10 The proposed project ("Project"), as modified, includes: a  
11 Continuing Care Retirement Community (CCRC) consisting of 110  
12 retirement living units and 25 assisted living units (Phase I)  
13 and a 45 bed nursing center (Phase II); associated parking; a  
14 wetland enhancement area, which now takes the place of the  
15 previously proposed 12 attached townhouses; and a storm water  
16 system which would include oil/water separation, biofiltration,  
17 and the partial use of the wetland enhancement area before  
18 eventual discharge into Dyes Inlet.

19 1.2 DIPC has appealed the approvals to the Shorelines  
20 Hearings Board (SHB No. 90-15) and Pierce County Superior Court  
21 (No. 90-2-02816-5).

22 1.3 In an effort to provide additional mitigation for  
23 the perceived impacts of the proposed project and to address  
24 additional concerns of DIPC about the project, DIPC, CRISTA and  
25 Kitsap County have agreed to the terms and conditions herein.

1           2.    BUILDING SETBACK FROM SHORELINE.

2           2.1 The line of vegetation for purposes of the  
3 Shoreline Management Act ordinary high water mark is established  
4 as the "Beach Berm" line staked by Kitsap County.

5           2.2 The building setback from the Beach Berm to the  
6 seaward building line of all buildings shall be not less than as  
7 depicted on the sheets attached hereto and labelled "Setback  
8 Sketch" and "Setback Detail." Along the "North" segment and the  
9 "45" segment as shown thereon the combined average setback shall  
10 be not less than 92 feet and the minimum setback shall be not  
11 less than 68 feet. Revised Project plans shall be submitted to  
12 the County by CRISTA showing these building setbacks and the  
13 setback of the Project's pedestrian promenade.

14           3.    WETLAND MITIGATION PLAN. CRISTA, through its  
15 consultant Shapiro and Associates, Inc. ("Shapiro"), has  
16 prepared a conceptual wetland mitigation plan.

17           3.1 This Agreement will in no way reduce the need for  
18 CRISTA to respond to and comply with comments and requirements  
19 imposed by Kitsap County, Department of Ecology (DOE) and any  
20 other agency with jurisdiction with respect to the pending  
21 shorelines conditional use permit no. 598.

22           3.2 To ensure the success of the wetlands mitigation  
23 plan, CRISTA shall work with Kitsap County, DOE, DIPC and  
24 Shapiro to develop a monitoring plan which will include periodic  
25 reports prepared by Shapiro for CRISTA, Kitsap County, DOE and

1 DIPC as to the success of the mitigation plan, with the first  
2 report due six months after construction has commenced at the  
3 site and thereafter on an annual basis for five years.

4 3.3 CRISTA will pay Shapiro for the costs of  
5 monitoring and reporting on the wetlands mitigation plan.

6 4. STORM WATER SYSTEM. A conceptual proposed storm water  
7 system has been proposed by CRISTA.

8 4.1 An expert on water quality and drainage acceptable  
9 to DIPC, the County, and CRISTA shall, at CRISTA's expense up to  
10 \$1,500, review and make written recommendations to CRISTA's  
11 engineers on the storm water system plans before the final plans  
12 are submitted to Kitsap County. Such recommendations shall be  
13 incorporated into the final Project plans if the cost to CRISTA  
14 of implementing such recommendations does not exceed \$3,000 and  
15 such recommendations are not in conflict with any County  
16 requirements or requirements of any other agency with  
17 jurisdiction. CRISTA shall present the expert's written  
18 recommendation, if any, to the County for its consideration.

19 4.2 The monitoring program by Shapiro on wetlands will  
20 also include monitoring the water quality impacts of the storm  
21 water system.

22 5. ON SITE OPEN SPACE PRESERVATION.

23 5.1 The shoreline setbacks up to the seaward edge of  
24 the project's promenade will be maintained as natural open  
25 space, using foliage which is appropriate for and indigenous to

1 this type of habitat area. The wetland mitigation area shall be  
2 maintained as natural open space in accordance with the detailed  
3 wetland mitigation plan.

4 5.2 CRISTA shall be responsible for maintaining the  
5 on-site open space area. CRISTA may install and/or maintain  
6 utilities and drainage facilities in this open space area, and  
7 CCRC residents may use it for passive recreational purposes  
8 (walking and sitting) and, if required by any agency with  
9 jurisdiction, such areas which are north of the entrance of the  
10 lagoon may also be used for public access.

11 5.3 CRISTA may close off its open space area to the  
12 public during nighttime hours.

13 6. SUPPORT FOR OPEN SPACE STUDY AREA. An "Open Space  
14 Study Area" which is bordered on the North by Bucklin Hill Road,  
15 on the West by Dyes Inlet, on the East by the Tracyton Road, and  
16 on the South by the southern border of the Mittet Property, is  
17 more fully delineated on the attached map labeled "Open Space  
18 Study Area."

19 6.1 Kitsap County shall give priority to the  
20 above-described Open Space Study Area for the study of open  
21 space values and for the development and implementation of a  
22 plan for open space preservation. This shall include a  
23 cooperative effort among DIPC, Kitsap County and its agencies  
24 and advisory boards (including an Open Space Preservation  
25 Council), other governmental agencies, private foundations and

1 land trusts, and interested persons. It shall also include  
2 consideration of using funds available to Kitsap County from any  
3 source for study and preservation of open space, including the  
4 purchase of conservation easements.

5 6.2 CRISTA will pay to DIPC and its attorney Philip M.  
6 Best amounts set forth in a separate confidential written  
7 agreement (the "Confidential Settlement Agreement") entered into  
8 between CRISTA and DIPC. DIPC shall have total discretion as to  
9 how to use the funds to implement DIPC's open space goals and to  
10 mitigate potential impacts of the Project. If, at any time, it  
11 is established that DIPC has materially breached the terms of  
12 this Stipulated Settlement Order then CRISTA's duty to pay any  
13 amount coming due thereafter shall terminate.

14 7. CRISTA TO RESPECT PLANS AND CONDITIONS. It is  
15 understood that the permits processed so far are rather general  
16 in nature, and more specific plans are forthcoming during the  
17 permitting process.

18 7.1 With respect to use, location, height and bulk:  
19 CRISTA shall process the future permits for Phase I and Phase II  
20 and construction, and, except as otherwise provided herein, use  
21 the property thereafter, substantially as represented on the now  
22 existing and latest submitted plans and descriptions, as  
23 approved by preliminary permits and as may be modified by the  
24 terms of this Stipulated Settlement Order and/or any other order  
25

1 entered by the Shorelines Hearings Board or superior court in  
2 this matter.

3 7.2 For a period of 20 years after the issuance of a  
4 certificate of occupancy for Phase I of the Project, the CCRC  
5 now envisioned for the site will be the only use allowed thereon  
6 unless the Project does not achieve 80% occupancy within three  
7 years after the issuance of such certificate of occupancy, or  
8 thereafter during such 20-year period, fails to maintain a  
9 yearly average occupancy rate of 80% or more, in which case the  
10 following shall apply:

11 7.2.1 CRISTA shall provide notice to DIPC and to  
12 Kitsap County of its intent to change use of the property  
13 together with a description of the intended changes;

14 7.2.2 CRISTA shall seek all required land use  
15 control modifications and the issuance or revision of all  
16 permits through normal governmental approval procedures (such as  
17 any necessary amendments to the comprehensive plan, rezones, and  
18 changes to the Planned Unit Development Permit, Unclassified Use  
19 Permit, Substantial Development Permit, Shorelines Conditional  
20 Use Permit, and any other required permits), including  
21 compliance with the State Environmental Policy Act;

22 7.2.3 In determining whether a non-CCRC use is  
23 appropriate for the site, the fact that any permits have been  
24 issued or improvements made for CCRC use on the site shall not  
25 be more significant than other factors that would be considere

1 in the absence of such permits or improvements. If a non-CCRC  
2 use is determined to be appropriate, then the existence of any  
3 improvements may be taken into account in determining the nature  
4 and conditions of any necessary permits or land use  
5 modifications;

6 7.2.4 After CRISTA has applied for a non-CCRC  
7 use, none of the restrictions imposed upon DIPC or Kitsap County  
8 in this Stipulated Settlement Order shall thereafter apply, and  
9 DIPC may oppose any such intended use change and participate  
10 fully in any proceedings relating thereto without thereby  
11 violating the terms of this order;

12 7.2.5 The provisions of this Section 7.2 shall  
13 automatically terminate 20 years after the date of issuance of  
14 the certificate of occupancy for Phase I of the Project.

15 7.3 DIPC may monitor compliance with all conditions  
16 attached to any permits and all terms of this Agreement and/or  
17 any other order entered by the SHB or in court on this matter.  
18 CRISTA may not seek to modify final Project conditions without  
19 the prior written consent of DIPC, which consent shall not be  
20 unreasonably withheld. "Final" conditions for any permit shall  
21 be those permit conditions existing after the expiration of the  
22 applicable appeal periods for that permit.

23 7.4 Except with respect to compliance with this  
24 Stipulated Settlement Order, DIPC will not oppose, directly or  
25 indirectly, or encourage opposition to, the Project or comment

1 to any agency with jurisdiction during the design, permitting  
2 and construction process for the Project.

3 7.5 CRISTA is not hereby precluded from abandoning  
4 the Project, prior to issuance of a certificate of occupancy  
5 for Phase I of the Project, and seeking other use(s) of the  
6 property, but in that event none of the restrictions imposed  
7 upon the parties in this Stipulated Settlement Order shall  
8 thereafter apply and any use permits obtained and/or  
9 improvements made before such abandonment shall not be the basis  
10 for approving such other use(s).

11 8. LAND USE AND SHORELINE DESIGNATION AND CONTROLS.

12 8.1 DIPC is hereafter precluded from arguing, directly  
13 or indirectly, to any agency or appellate body with jurisdiction  
14 that, as to this Project, the zoning classification,  
15 comprehensive plan or the Shoreline Management Master Program  
16 designations do not allow or restrict, beyond the final  
17 conditions imposed, the uses now proposed by CRISTA, or that the  
18 CCRC living units and beds constitute "dwelling units." DIPC is  
19 not thereby precluded from raising such arguments in the future  
20 as to other non-CCRC projects which may be proposed on this  
21 site, or as to similar or different projects which may be  
22 proposed at other locations.

23 8.2 Kitsap County shall not hereafter require that the  
24 site be designated Urban or Semi-Urban on the Central Kitsap  
25 Subarea Plan as a precondition for any future Project approvals,

1 including its approval of a sewer connection for any part of the  
2 Project, including the Phase II nursing center. The County  
3 agrees to delete Condition No. 13 (page 15) of the Findings of  
4 Fact, Conclusions of Law and Decision of the [Kitsap] Board of  
5 County Commissioners dated March 5, 1990.

6 8.3 CRISTA shall not advocate or encourage CCRC  
7 residents to advocate, directly or indirectly, the change of use  
8 of any property, other than the CRISTA property, within the  
9 above described "Open Space Study Area", which would allow a  
10 more intense use than that allowed under the current  
11 comprehensive plan "semi-rural" designation or "R-2" zone, or  
12 under the present designation under the Shoreline Management  
13 Master Program, except that CRISTA will have the same rights as  
14 any property owner to fully participate in the Open Space Study  
15 Area process and comment to the County officials with respect to  
16 the CRISTA property.

17 9. ROAD IMPROVEMENTS AND ALIGNMENTS.

18 Notwithstanding the language of Condition 4.b of the  
19 Findings of Fact, Conclusions of Law and Decision of the Kitsap  
20 County Board of County Commissioners dated March 5, 1990:

21 9.1 CRISTA shall pay the full cost of any road  
22 improvements required by Kitsap County and necessitated by the  
23 CRISTA Project, including any upgrade, widening, or realignment  
24 of Mickelberry Road from the intersection with Bucklin Hill Road  
25 to the southern edge of the entrance to the Project.

1           9.2 Kitsap County shall not require the formation of a  
2 County Road Improvement District (CRID) as to any road  
3 improvements to Mickelberry Road south of where the access road  
4 to the Project site intersects with Mickelberry Road.

5           10. CONDITION SUBSEQUENT TO VALIDITY OF SETTLEMENT.

6           Except as otherwise provided herein, the obligations of  
7 the parties under this Agreement shall be ongoing, subject to  
8 Section 6.2 herein, unless CRISTA elects for any reason prior to  
9 commencement of construction to not proceed with the Project.  
10 If said decision to not proceed is made, then the obligations of  
11 the parties under this Agreement and the Confidential Settlement  
12 Agreement shall cease and none of the obligations will have any  
13 continuing effect.

14           11. BINDING EFFECT; ASSIGNMENT. The terms of this  
15 Stipulated Settlement Order are binding on the parties hereto  
16 (DIPC, CRISTA, and Kitsap County) and on their respective  
17 successors and assigns. CRISTA may assign its rights and  
18 obligations under this Stipulated Settlement Order and be  
19 released thereby from liability hereunder, provided that any  
20 such assignee assumes in writing CRISTA's obligations hereunder;  
21 and provided further that release of CRISTA's financial  
22 responsibility under the Confidential Settlement Agreement shall  
23 be subject to DIPC's consent, which shall not be unreasonably  
24 withheld. An assignment by CRISTA in accordance with this  
25 Section 11 shall not be deemed an abandonment of the Project for

1 purposes of Section 7.5. Assignment by DIPC shall not relieve  
2 the Board of Directors and members identified on Exhibit A to  
3 this Agreement from their obligations hereunder.

4 12. NOTICE. Any notice or other communication required or  
5 permitted to be given hereunder shall be in writing and shall be  
6 deemed effective three days after deposit in the U.S. Mail or  
7 upon receipt if hand delivered or sent by overnight courier.  
8 Any such notice or communication shall be sent by certified or  
9 registered mail, overnight courier or hand delivered with  
10 evidence of receipt to the parties at the following addresses:

11  
12 Kitsap County: Kitsap County Prosecuting  
13 Attorney  
14 614 Division Street  
15 Port Orchard, WA 98366  
16 Attn: M. Peter Philley

17 CRISTA Senior Ministries: 500 North 190th  
18 Seattle WA 98133  
19 Attn: Derril D. Meyer,  
20 Executive Director

21 Dyes Inlet Preservation  
22 Council: c/o Philip M. Best  
23 5674 Chico Way N.W.  
24 Bremerton, WA 98312  
25

1 Any party may by written notice to the other parties specify a  
2 different address or addresses for purposes of notice.

3  
4 Stipulated to, approved for entry and notice of presentation  
5 waived:

6  
7 Philip M. Best Date: 4-23-91  
8 Philip M. Best, WSBA#1045  
9 Co-Attorney for Petitioner

10 Patricia K. Schaefer by  
Philip M. Best per telephone authorization Date: 4-24-91  
11 Patricia K. Schaefer, WSBA#6813  
12 Co-Attorney for Petitioner

13 Carla J. Swanson Date: 4/24/91  
14 J. Tayloe Washburn, WSBA#13676  
15 Carla J. Swanson, WSBA #19083  
16 Attorneys for Defendant CRISTA

17 M. Peter Philley Date: 4-24-91  
18 M. Peter Philley, WSBA#14673  
19 Deputy Kitsap County Prosecuting Attorney  
20 Attorney for Defendant Kitsap County

21 II. ORDER

22 Based on the foregoing stipulation, it is hereby

23 ORDERED, ADJUDGED AND DECREED as follows:

24 1. All claims heretofore pending before the court in the  
25 above matter are hereby dismissed with prejudice.



ATTACHMENT A  
TO STIPULATED SETTLEMENT AND ORDER OF DISMISSAL

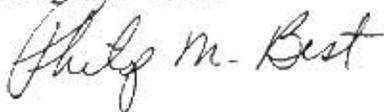
The persons authorized to speak and act on behalf of the Dyes Inlet Preservation Council concerning the "CRISTA SHORES" project are:

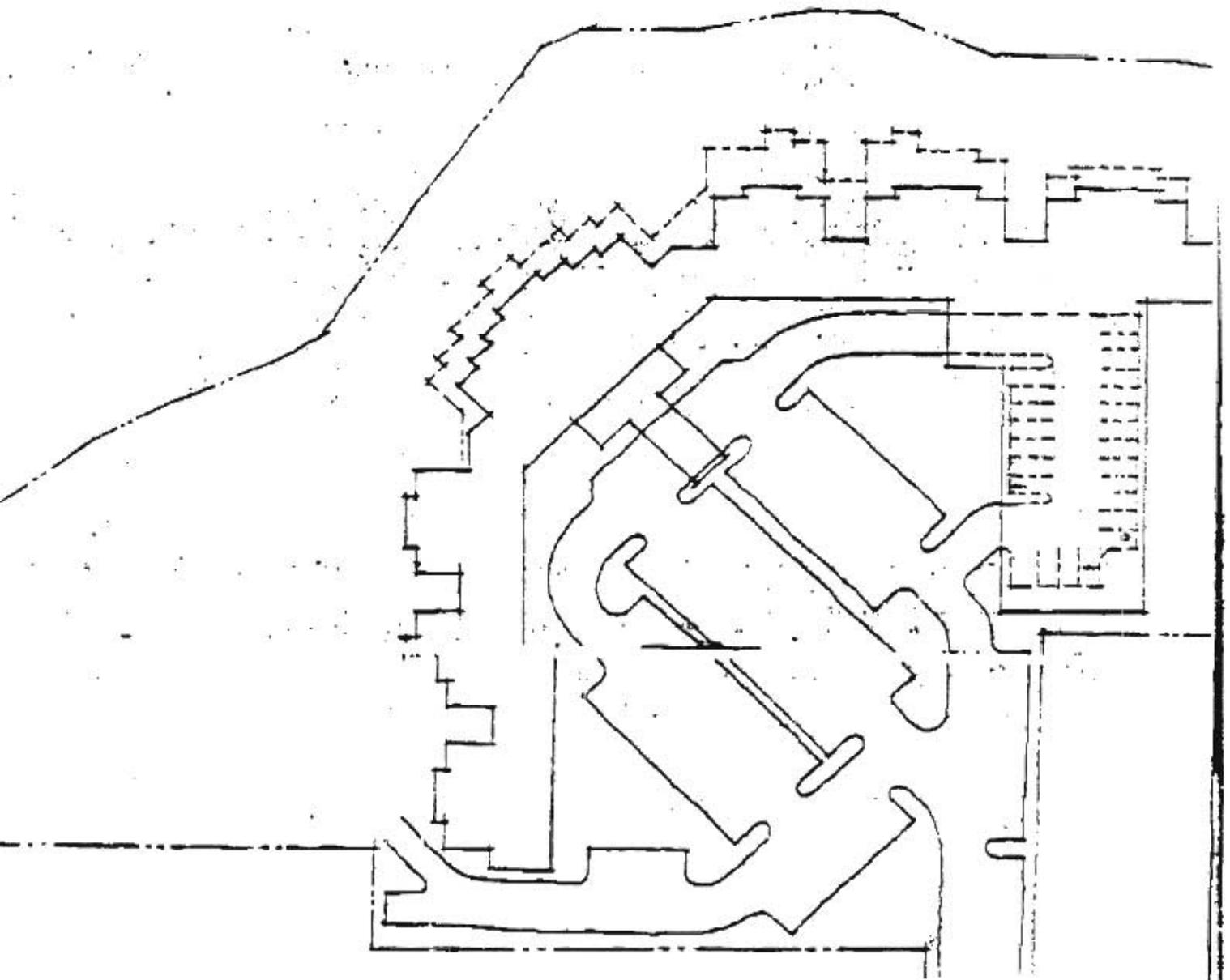
Attorney: Philip M. Best  
5674 Chico Way NW  
Bremerton, WA 98312  
Phone: 692-3443

President: Jack R. Jensen  
9367 Tracyton Blvd NW  
Bremerton, WA 98310  
Phone: 692-6506

DATED: April 22, 1991

Philip M. Best

A handwritten signature in cursive script that reads "Philip M. Best". The signature is written in dark ink and is positioned below the printed name.



"SETBACK SKETCH"

20	98	2840	17	102	1734
11	95	725	29	113	4407
28	55	1650	14	84	1175
14	63	202	15	75	1125
24	97	2790	28	67	1875
13	66	650	20	58	1160
4	52	2604	29	58	1692
15	53	1825	15	59	385
12	35	1152	13	62	906
18	85	950	38	9	2610
19	50	300	22	100	18461
7	53	1953			
14	62	650			
15	77	1080			
20	5	1900			
14	73	1022			
14	65	910	220		19461
30	71	2130	54	32	7568
35	55	550	52	7	4425
72,50847					

No. 4 45 Segment

South Segment					
15	195	2925			
27	217	5859			
15	247	3705			
20	283	5660			
15	266	3990			
15	262	3930			
15	279	4185			
15	286	4290			
20	314	6280			
15	294	4410			
27	225	7955	582		44129
15	311	4665	214		57864
214	57864	57864	736		61293

All 45 Segments Taken Into Account

270.3925

Proposed Setbacks 128,000

Proposed 45 Segment					
20	104	3120	19	130	2470
11	73	861	15	130	1950
30	58	2040	14	120	1680
14	76	1864	14	95	1330
24	100	2400	15	87	1305
13	98	1840	15	80	1200
42	75	2190	28	70	2100
15	81	1215	15	72	1080
12	104	1248	15	75	1125
10	104	1040	14	77	1078
15	82	1230	14	97	1358
31	87	2697	15	102	1530
14	87	1218	19	100	1900
15	104	1560	21	100	2010
20	128	2560			
15	105	1575			
20	55	2600	214		28106
15	59	1485	354		32171
354	5277	5277	568		52277
90,37653					

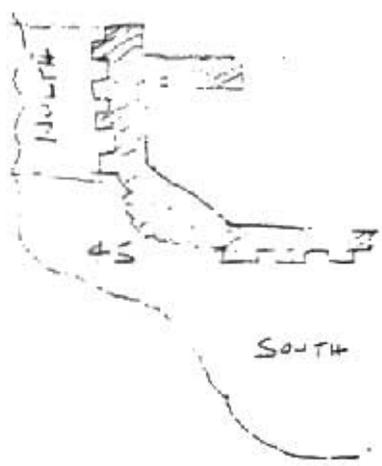
No. 6 45 Segment

South Segment					
15	195	2925			
27	217	5859			
15	247	3705			
20	283	5660			
15	266	3990			
15	262	3930			
15	279	4185			
15	286	4290			
20	314	6280			
15	294	4410			
27	225	7955	568		52277
15	311	4665	214		57864
214	57864	57864	782		110141

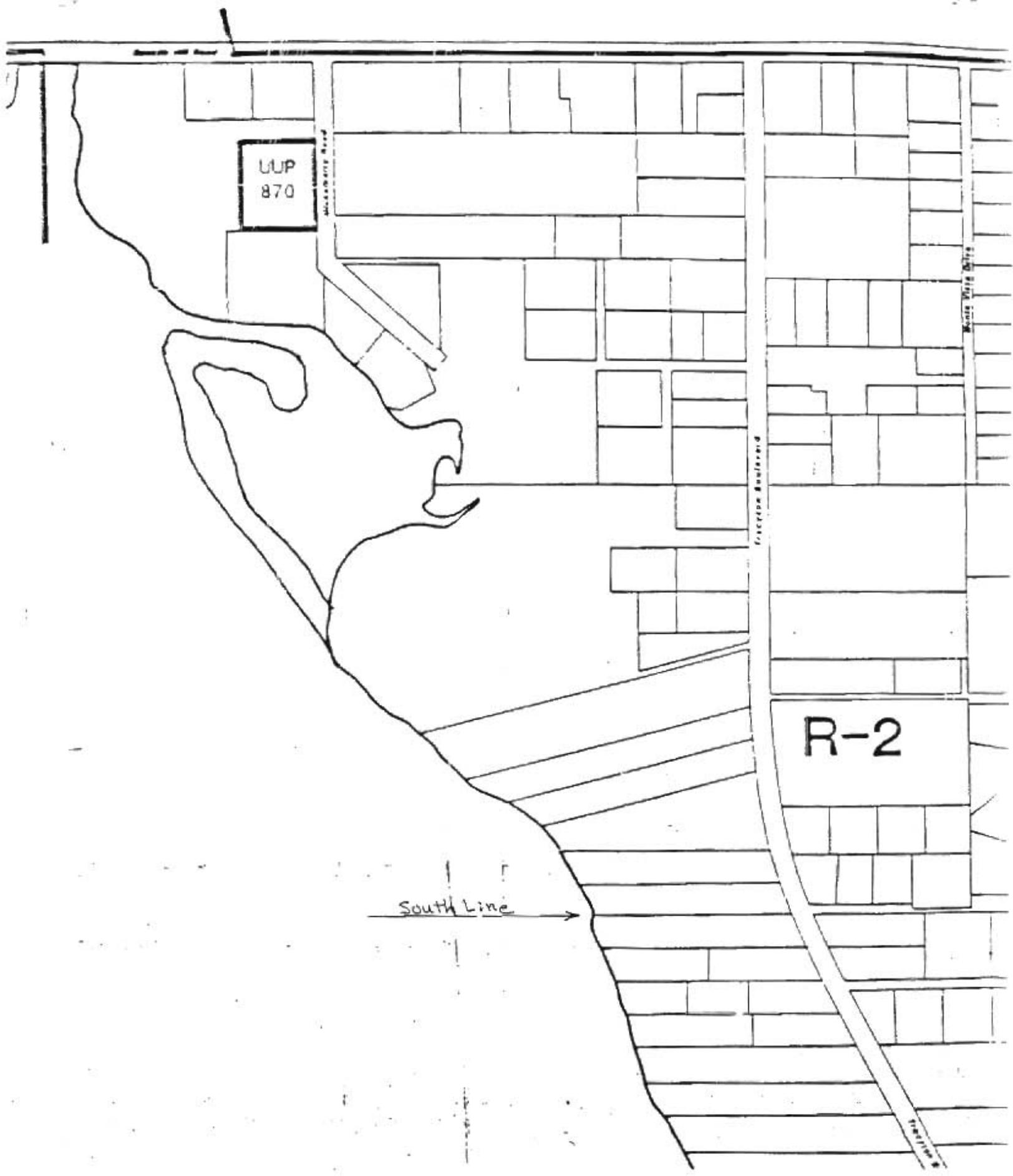
All Segments Taken Into Account.

270.3925

140.8453



"SETBACK DETAIL"



"OPEN SPACE STUDY AREA"

My name is Christopher Dieringer and I oppose reclassification request #11 and Silverdale Alternative Plan #3.

Request #11 is in regards to parcel 22501-3-026-2004 which is currently zoned at 1 DU/10Ac and the owner is requesting to be rezoned to 5-9 DU/Ac. I live just North of this property at 881 NW Selbo Rd, Bremerton, WA 98311. This particular parcel is split almost directly in half by Barker Creek. The East side of the property and East of the creek is accessible via Nels Nelson Rd, and is very sloped as it is on the steep part of Nels Nelson before getting to the Kitsap County Fairgrounds. This East side is part of an Erosion Hazard Area and Critical Category II Aquifer Recharge Area in addition to a small stream and Barker Creek. The West side of the property is accessible via a 15-foot easement along the West edge of my 5.5-acre parcel, zoned as Rural Protection, 1 DU/10Ac. The West side of Barker Creek is very boggy, part of a Category I and II Critical Aquifer Recharge Area, seismic moderate hazard area, and is closer in proximity to Barker Creek, a Chum Salmon creek and I have personally seen the annual spawning of these fish. This information is found on the Kitsap County Parcel Search "layers" option.

My concern is if this parcel is rezoned to 5-9 DU/Ac then this will bring increased traffic down my easement, which is designed for one dwelling. This easement is not suitable for the increased traffic nor is Selbo Rd which is about 1-1/2 lanes wide with "No Outlet". The easement is about 30 feet from the back side of my home and bedrooms. If a request was to add more to the easement, then my row of fir trees and field fencing w/posts, or portions of neighbor's property could be taken by eminent domain. My property, being Rural Protection, is a small farm, with goats, pigs, chickens, ducks, gardens, and having the increased traffic will drastically affect my farm animals.

It does not make sense to go across a Rural Protection zoned parcel to access an Urban Low Density (if rezoned to 5-9 DU/AC). This does not protect my rural property.

We have recently experienced new construction/new development up the hill from us. This has brought increased ground water down to our property and I recently had ground water push into my home and flood my basement. Per discussions with family who have lived on this property for the past 70 years, this has not happened in the past. The fact that this can happen raises concern for developing the property in rezoning request #11. Building on this land will push extra silt and ground water to the creek. Extra silt in the creek is not suitable for salmon spawning habitat. I am part of the Coastal Conservation Association (CCA) and an avid fisherman. The fact that Barker Creek and its salmon habitat is being threatened, is unacceptable.

Barker Creek has recently experienced active beaver activity which hasn't happened in years past. Construction near the creek should be eliminated to protect these animals and their growth. We actively see deer, eagles, hawks, coyotes, and Chum salmon. I have also personally seen Coho salmon come up the creek, which is rare. This shows that the creek is healthy in promoting new life and it should be protected.

Please consider denying reclassification request #11 and Silverdale Alternative Plan #3.

Regards,

Christopher Dieringer  
881 NW Selbo Rd  
Bremerton, WA 98311

February 11, 2023

Colin Poff  
Planning Supervisor  
Kitsap County DCD  
[CPoff@Kitsap.gov](mailto:CPoff@Kitsap.gov)

**Subject: Rezone/UGA Incorporation for Parcel 262702-2-030-2003 (Kingston)**

Colin,

Thank you for your notification that our parcel is under consideration for rezone to Urban Restricted (UR 1-5 DU/AC). We see that it is included in Alternative 3, which is the “Dispersed Growth/Rural Jobs Focus” scenario, instead of the Alternative 2, the “Compact Growth/Urban Center Focus” scenario. We think that a portion of our 20-acre parcel should be considered to be zoned UM and included with Alternative 2 and that doing so would advance the County’s goals for the Kingston area as much or more than other proposed UM inclusions (shown on Alternative 2) mainly because our parcel abuts two relatively small parcels that are already zoned UM so that all three parcels together make a higher density development more feasible for the area.

But, we are not asking for our entire 20 acres to be rezoned (see Exhibit A, attached). We submitted a subdivision application in 2022 that would create one 5-acre lot along Highway 104 (adjacent to the two UM zoned parcels) and one 15-acre lot to the north. We desire to withdraw the 15-acre lot from the rezone request after the subdivision is approved. As part of the subdivision application, we have surveyed all critical areas and buffers as delineated by our consultants (also shown on Exhibit A) and our geotechnical consultant has determined that the area is feasible for construction. Following is a list of reasons why we think our proposal is beneficial to the Kingston area and the County’s planning goals:

1. Our new 5-acre parcel will provide up to about 3 acres of buildable area which could be an attractive multi-family project especially if combined with the adjacent 2 acres of undeveloped UM zoned parcels.
2. A multi-family development at this location would fit in well with the surrounding uses. It would be the third complex in a row along the north side of the highway. Zoning along the south side of Hwy 104 is Industrial. The other sides would be open spaces which would be very nice for a multi-family development to have somewhat of a rural characteristic and environment for at least some of the residents. Our new 5-acre lot will not abut any existing single-family homes so that development of a multi-family project there would not make any existing homeowners uncomfortable.
3. Our parcel is on Hwy 104, has access rights onto WSDOT right of way, is less than one mile to the ferry system, and there is a Kitsap Transit stop one block away.
4. Inclusion of our parcel would spread the costs for extending utilities into the area over more development and make all other projects more feasible, increasing the chances that the County’s plans for this part of Kingston will come to fruition sooner.

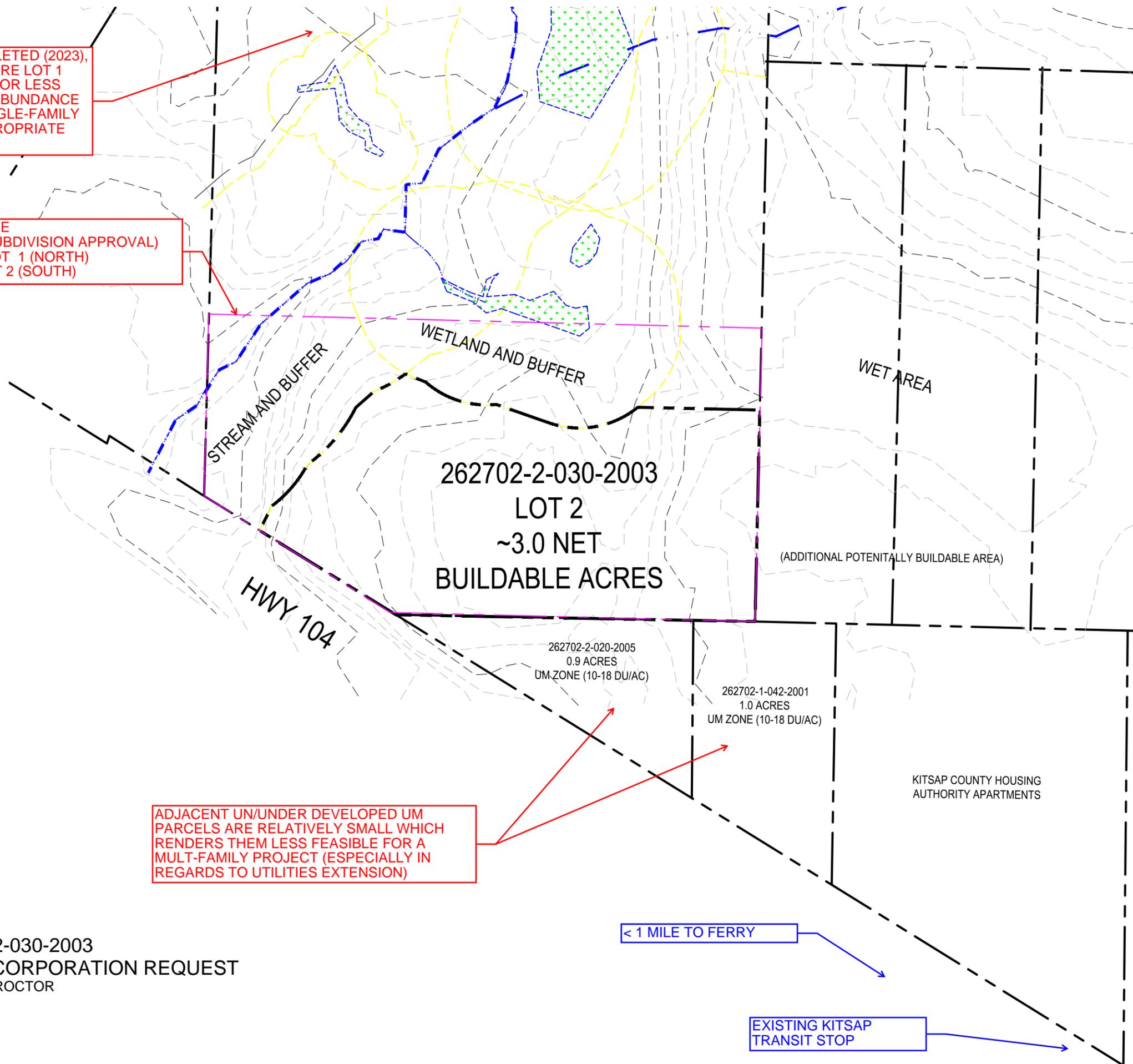
Thank you for your consideration.

Don and Christine Proctor  
26437 Leyman Ln NE  
Kingston, WA 98346

copy: [compplan@Kitsap.gov](mailto:compplan@Kitsap.gov) ; [RGelder@Kitsap.gov](mailto:RGelder@Kitsap.gov) attachments: Exhibit A

AFTER SUBDIVISION IS COMPLETED (2023), WE REQUEST THAT THE 15 ACRE LOT 1 REMAIN ZONED FOR 5 ACRES OR LESS DUE TO STEEP SLOPES AND ABUNDANCE OF CRITICAL AREAS (ONE SINGLE-FAMILY DWELLING SEEMS MOST APPROPRIATE FOR THIS PARCEL)

NEW LOT LINE  
(PENDING SUBDIVISION APPROVAL)  
15 ACRES LOT 1 (NORTH)  
5 ACRES LOT 2 (SOUTH)



ADJACENT UN/UNDER DEVELOPED UM PARCELS ARE RELATIVELY SMALL WHICH RENDERS THEM LESS FEASIBLE FOR A MULT-FAMILY PROJECT (ESPECIALLY IN REGARDS TO UTILITIES EXTENSION)

EXHIBIT A  
PARCEL 262702-2-030-2003  
REZONE/UGA INCORPORATION REQUEST  
DON AND CHRISTINE PROCTOR  
26437 LEYMAN LN NE  
KINGSTON, WA 98346  
206.499.2591

## Comments Concerning Parcel#: 032501-2-022-2003

Taxpayer Name: Mountain View Meadows LLC

Submitted by Gloria Edwards

Thank you for the opportunity to support a change to the current zoning of 1 DU/5 ac. This property, along with others in the county was zoned 4 per acre before the law suits /challenges in 2011 by the tribes and other groups. Those parcels were *chosen by Kitsap County* and it is only fair to make those parcels zoned as before; we paid some very hefty taxes for quite a few years. The only reason we knew something had changed was when we got the "lower" tax bill... Our current zoning is 1 DU/5AC, and it is in the Silverdale Urban Growth Area, Alt 2 . It has Public water, Public Sewer, and is on the Bus line.

This parcel means a lot to our "Family" and we would like to share part of the history of how this parcel of land became Mountain View Meadows LLC. It all began when our Grand Parents, Casper & Anne Vig moved from Bentley Alberta, Canada with the two youngest of their eleven children; Henry & Edward in 1914 to establish a farm in the United States.

Casper bought quite a lot of property in Kitsap County; including the 40 acre farm on the hill. He bought it from the widow whose son and husband had drowned in Island Lake in an ice skating accident. In later years Casper & Anne, also had a death of their son Henry, who died in a logging accident. Casper passed in October 1929, leaving Edward & Anne to manage the farm and other properties, during the depression. World War 2 started; our Dad sold his excavating equipment, donated the proceeds to the war fund and joined up as a Seabee.

Our mother, Adene Lynym Vig, had grown up knowing Eddie, and when she was working for the government in San Fran Cisco, they met up and and got married. They moved into the big house which is where their three little Vigs, Vaughn, Leona and Gloria grew up. Our Grandma Vig *living in Poulsbo told our mother she just would feel better about the family if we had a milk cow.* So mom bought a nice Guernsey cow, named Beauty Boss....and that was the start of our dairy farm. Soon there were Guernsey calves for all us kids; Dad was determined to make our 40 acres into a Grade A Raw Milk Dairy, which he did, and named it "Hour Forty". So that was dairy farm # 1.

Soon after that our parents divorced. The divorce stated that Adene & Eddie each had half interest in the farm... Without contacting Mom, Dad had sold 10 acres. He was so surprised that any of us kids would want to live there. But we did!

None of us wanted to have someone else living on "our" property. When the dairy at the farm had closed down because of the divorce, we had kept a few of the favorite cows and they were down at the Keyport place. David Edwards had become my husband and he had a strong idea that he wanted to start a dairy farm...we managed to make a "deal" with Mom and Dad to buy the other quarter with the house and the barns. That was in 1973. A year after we were married and we set about reviving the dairy. We could not use the Hour Forty name since it now was not 40 acres, so we settled on "Mountain View Meadows" . We did some repairs to the house and buildings and moved into the farm house.

We started small and gradually got up to about 30 Guernsey milk cows. We did home deliveries and sold at the local health stores as well as having milk available at the farm 6 days a week.

We were not the only place in the neighborhood that was growing. There were housing developments sprouting up everywhere; with one right next to our sign and driveway on highway 3 (now Silverdale Way) that had 45 houses on 15 acres. Another larger development had just been approved that would be right next to our pasture. Customers started asking if this was going to affect us, and we were asking ourselves that same question. Then across from our other entrance on Mountain View road there were more developments being platted...

Farmers are always aware of the possibility of neighbors complaining about the smell, the flies, and electric fences and of course even worse the chance that the cows might get out of the pastures and damage someone's yard. We loved working directly with our customers, they were great people and many became good friends. As our herd of Guernsey's grew and so did the amount of surrounding housing developments with zoning, we started looking to move. We needed more lands to get local hay & pasture; we just were out growing our 11 acres. . We needed more property.

In 1979 we bought a dairy farm in Grays Harbor County with 112 acres of lush pastures, barns and trees. So, we went from eleven acres to one hundred and one more acres. Once we moved there were changes made in Kitsap County to slow down the growth in our area and there were bigger buffers added to developments. The proposed developments did not get build for many years after we sold. Our worries were unfounded. Our parents still owned ½ of the original farm. They did not see eye to eye on what should happen to that property. Dad wanted to just sell it and Mom wanted to get it platted so they could make other choices later. They fought about that all the time.

Dad had been approached by someone that wanted to make it into a go-cart track... and he was ready to sell for \$100,000.... Our mother was in tears wondering how she would be able to stop him from doing something crazy with the property. Ah Ha! Children to the rescue!

We approached mom and asked if she would be interested in us starting an LLC, with her as ½ owners, and us kids would buy out dad's half of the property. We worked with Dad and discovered he just wanted to get enough money to buy a new modular home...which with our payments he would be able to do. On January 14, 1998 the Mountain View Meadows LLC was created. We paid our part to Dad and took care of the taxes and waited for the time when we could possibly develop the property.. in 2011 the zoning was changed to 1 per parcel...

Edward Vig passed away in November, 2007 and we lost our dear mother Adene Vig in 2008. So now the Vig children were orphans and had to make some big decisions. In 2015 the Estate of Adene Vig logged a portion of her property and it became a discussion with in the LLC if the Mountain View Meadows should consider logging that property. The members agreed that since the opportunity to sell was slim and it looked like the time we could do any logging was running out, the group decided to cut the timber to help out the coffers of the LLC.

It is hard to manage property when none of us live in the area. We knew that logging would place a moratorium on when we could do anything more with the property. It was replanted with trees the year after the logging.

Now that it has been 7 years since the property was logged the moratorium should be gone. Kitsap County is currently accepting requests for rezoning, so we are hoping it will bring an opportunity to put this property to a better use for the community. The view is lovely; with services available including public water, sewer, bus line. We would love to see it with pretty houses and places for children to play. The three little Vigs have grown up, okay we are just plain old and ready to let it go so others can live at the top of the hill with a beautiful view. The Vig family has been helping support Kitsap County through property taxes for over 100 years... Maybe it is time for us to recoup some of our investment.

# McCULLOUGH HILL, PLLC

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April 14, 2023

Kitsap County Board of Commissioners  
c/o Eric Baker, Deputy County Administrator  
Kitsap County Administration Building  
619 Division Street MS-4  
Port Orchard, WA 98366

Re: Kitsap 2044 Comprehensive Plan  
Support for Alternative #2 and Reclassification Request #75

Dear Commissioners:

We represent Overton & Associates, owner of an approximately 170-acre parcel of property (“Property”) adjacent to the City of Bremerton’s Puget Sound Industrial Center Bremerton Subarea (“PSIC-B”). The Property is currently designated “Rural Protection” in the County’s Comprehensive Plan, despite the fact that it is bordered by the City, an industrial center in Mason County, a railroad, a regional landfill, and a gravel pit. The Rural Protection designation allows residential development, which would be incompatible with Bremerton Airport operations and other industries on neighboring properties. This site should be designated and zoned for industrial use; it should not have a residential component.

Reclassification Request #75 seeks to redesignate the Property to Rural Industrial. An industrial designation is appropriate, but Rural Industrial is intended for lands that have historically been used as industrial, and for resource-based uses that are compatible with the rural character. Neither of these characteristics are present here.

After further evaluation and coordination with the Port and City of Bremerton, we are asking the Board to designate the Property as industrial and include it in Bremerton’s Urban Growth Area. The City of Bremerton supports this request, as evidenced by the April 13, 2023, letter from Mayor Greg Wheeler. Mayor Wheeler believes inclusion of the Property in the City’s UGA is critical to ensure long-term compatibility of industrial growth within the PSRC-designated MIC and to attract capital investments in infrastructure that will drive job growth. The City is developing plans to bring utilities and infrastructure to this area, and UGA expansion planning will be integrated into that work. The Port of Bremerton also supports the requested industrial redesignation.

With the addition of this industrial designation and UGA expansion, Overton fully supports Alternative #2. This Alternative will advance GMA and regional plan goals based on guidance from the Washington State Department of Commerce, growth targets, and local circumstances. Alternative #2 represents a responsible, moderate approach that will help address the affordable housing crisis, and it appropriately focuses growth on existing urban areas with policies to incentivize production of diverse housing types.

Kitsap County Board of Commissioners

April 14, 2023

Page 2

Finally, we request that the Board include the redesignation of the Lake Flora road parcel (#232301-4-013-1000) and Bear Creek parcels from Rural Wooded to Rural Residential in Alternative #2. These properties are located in close proximity to established centers, and they will support the type of affordable work-force housing necessary to address the regional housing crisis.

We appreciate the County's work in developing Alternative #2, a responsible, forward-thinking framework to advance the City's land use goals, and we appreciate your attention to this letter.

Sincerely,

/Courtney E. Flora/

Courtney E. Flora



816 Second Ave, Suite 200, Seattle, WA 98104  
p. (206) 343-0681  
futurewise.org

April 14, 2023

The Honorable Robert Gelder  
The Honorable Charlotte Garrido  
The Honorable Katie Walters  
Kitsap County  
Board of County Commissioners  
614 Division St. MS - 4  
Port Orchard, Washington 98366

Dear Commissioners Gelder, Garrido, Walters:

**Subject: Comments on draft alternatives for the Kitsap County Comprehensive Plan.**

Send via email to: [compplan@kitsap.gov](mailto:compplan@kitsap.gov)

Thank you for the opportunity to comment on draft alternatives for the Kitsap County Comprehensive Plan update. Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State including Kitsap County.

Futurewise strongly supports Alternative 2: Focused Growth/Urban Center Focus. This alternative will best protect the natural environment, reduce transportation and infrastructure costs, and provide more opportunities for affordable housing.

Focused growth helps protect the environment. The Southern Resident Orca Task Force's *Final Report and Recommendations* calls for Washington to "increase affordable housing and reduce urban sprawl by growing 'up instead of out.'" The Task Force also recommends promoting "'live where you work' to reduce commutes while improving public transportation infrastructure."<sup>1</sup> Alternative 2 is consistent with the Task Force recommendations to protect salmon and orca habitat and the environment.

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<sup>1</sup> Southern Resident Orca Task Force, *Final Report and Recommendations* p. 107 (Nov. 2019) last accessed on April 14, 2023 at: [OrcaTaskForce\\_FinalReportandRecommendations\\_11.07.19.pdf \(wa.gov\)](https://www.orcatalaskforce.org/OrcaTaskForce_FinalReportandRecommendations_11.07.19.pdf).

Kitsap County Board of County Commissioners

Re: Comments on draft alternatives for the Kitsap County Comprehensive Plan.

April 14, 2023

Page 2

Compact, focused growth also saves taxpayers and ratepayers money. In a study published in a peer reviewed journal, John Carruthers and Gudmaundur Ulfarsson analyzed urban areas throughout the United States including Kitsap County.<sup>2</sup> They found that the per capita costs of most public services declined with density and increased where urban areas were large.<sup>3</sup>

Alternative 2: Focused Growth/Urban Center Focus provides the best opportunity for affordable housing types and densities. Housing affordability is an important topic in Kitsap County, Washington State, and the nation. The Kitsap County Buildable Lands Report identified a gap between the need for 9,700 housing units at medium high and high housing densities to provide housing affordable to individuals and families with incomes of less than 80 percent of the adjusted median income and the existing capacity of less than 4,500 units or, if housing is built to its maximum capacity, up to about 6,000 housing units.<sup>4</sup> To adequately serve those individuals and families the land zoned for medium high and high density housing units will have to be significantly above 9,700 housing units since housing at those densities is attractive to higher income individuals and families. Alternative 2 provides the best option to provide these necessary and more affordable housing types and densities.

Thank you for considering our comments. If you require additional information, please contact me at telephone 206-343-0681 Ext. 102 or email:

[tim@futurewise.org](mailto:tim@futurewise.org).

Very Truly Yours,



Tim Trohimovich  
Director of Planning and Law

Enclosure

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<sup>2</sup> John Carruthers and Gudmaundur Ulfarsson, *Urban Sprawl and the Cost of Public Services* 30 ENVIRONMENT AND PLANNING B: PLANNING AND DESIGN 503, 511 (2003) enclosed with this letter with the filename: "Urban sprawl and the cost of public services.pdf."

<sup>3</sup> *Id.* at 518.

<sup>4</sup> *Buildable Lands Report Kitsap County, Washington Draft* (Aug. 2021) Appendix E: Draft Housing Availability and Affordability Memo p. 8.

A&A Tree Farms, Inc.  
April 14, 2023

**Re. Comprehensive Plan Reclassification request # 48  
Response/Clarification to tribal comment letter received during April 10, 2023 public hearing**

In the above cited comment letter located within the lower portion of page 3 the following is stated:

*“The tribe owns the land surrounding this application on three sides.”*

In support of Reclassification Request # 48 I find by using KC Parcel Search that PGST ownership is adjacent to the entire East line and approximately 3/4 of the North line, but not 3 sides.

Except for the PGST ownership all property adjacent to the property identified in Reclassification request # 48 has the underlying zoning of RR (1DU/5 ac).

The 8 lots along the South Line range in size from .46 to 1.67 acres.

The 11 lots along the West Line (separated by Hood Canal Dr. NE) range in size from 1 to 2 acres.

The last adjacent lot is at the Northwest Corner and is 1.5 acres.

Thank you for accepting public comments regarding the Comprehensive Alternatives to be analyzed for further review. I concur with the inclusion of my reclassification request in Alternative 3, and believe that a designation of Rural Residential is an appropriate designation given the limited critical areas and the surrounding land uses described above.

Sincerely,

Gene Anest  
360-731-1753  
anestg@icloud.com

Kitsap County Department of Community Development

614 Division Street, MS-36

Port Orchard, Washington 98366

RECEIVED

APR 05 2023

Kitsap County  
Commissioners' Office

Dear Kitsap County,

We are writing in response to the Kingston Area Draft Comprehensive Growth Management Plan Zone options.

The Kingston area:

- is critical for aquifer recharge
  - Potential for certain land use activities to adversely affect ground water is high
  - Provide recharge to aquifers that are current potable water supplies and are vulnerable to contamination based on the type of land use activity
- contains waterbodies and water courses critical for fish and wildlife habitat
- contains high and moderate high Kitsap liquification susceptibility

It is critical for all current and future life in the Kingston area that the land, water, and water bodies be protected.

- Almost all of the Kingston area is categorized as a critical aquifer recharge area.
- Plants and undeveloped land space help to protect the water.
- There are limitations to the amount of encroachment that can be handled before the ecosystem collapses.
- Kingston watersheds, Grovers Creek and Carpenter Lake were connected by salmon filled streams.

Twenty five to thirty years ago when talking with a Kitsap County Environmental Employee about the area just east of the current Kingston Middle school, I was told that the area provides pristine waters to Grovers Creek. Around that same time, I talked with old man Mr. Thompson, a long time resident. Mr. Thompson told me he used to catch large salmon on the "Farm Stop" property. The "Farm Stop" property is just east of the Kingston Middle School. During our current review of the comprehensive plan alternatives I talked with other long time residents of Kingston to learn some of what they know, and they confirmed the information from the County employee and old man Mr. Thompson.

Alternative 1 is the best option for Kingston.

Thank you.

Michael and Kamilee Ginder



P.O. Box 1546

Kingston, WA. 98346

4/5/23

Thank you for asking for comments regarding the 2024 Kitsap County Comprehensive Plan. We support Alternative Plan 2. In reviewing the materials, we have concern about the rezoning.

We oppose reclassification/rezone requests of (app-IDs) #23, #26, #27, #28 and #29, the five parcels off NW Creekside Lane, as well as reclassification of #11, a parcel off Nels Nelson. We also oppose any rezoning in and around the Barker Creek Corridor, from Island Lake to Dyes Inlet. Below are our concerns:

Many parts of the Barker Creek Corridor lie in the High/Moderate Geologically Hazardous Areas per Kitsap County's Critical Map in The Critical Areas Ordinance, Kitsap County Code Title 19. The Kitsap County Code protects critical areas and their buffers. Rezoning requests #23, #26, #27, #28, #29 and #11 are marked on said map as protected. If more houses are built on these parcels, it would contradict these protections of Barker Creek which is a very significant and vulnerable salmon stream.

Deforestation leads to rain runoffs causing erosion of land with soils being deposited in streams/creeks. These soils cover gravel beds needed for salmon spawning. It also increases hazardous waste products carried from yard and home maintenance to Barker Creek and continuing down to Bremerton open waters. Would a water catching system be installed to catch and control rain run off? We are also concerned about the destruction of wildlife habitat along Barker Creek. We are already seeing the numbers of returning salmon decrease in Barker Creek.

We request an environmental impact study to be done before any rezone approve for the Barker Creek Corridor be considered. Any damage to the environment will take years to recover if recovery is possible at all.

Infrastructure currently is lacking to support additional utilities, power, water, sewer, storm water management, and higher traffic demands.

The 5 parcels off NW Creekside Lane (rezone requests #23, #26, #27, #28 and #29) are inside the "City of Bremerton Water Utility Well Category/Critical Aquifer Recharge Areas. We would suggest and request a study concerning possible impact of additional dwellings in this critical aquifer recharge area.

Currently NW Creekside Lane is a one lane, private road, which is the only access to parcels #23, #26, #27, #28, and #29. Access to these parcels involves crossing a single lane bridge which is built over Barker Creek and is not certified. This limits emergency responses to any house built on the parcels asking to be rezoned. Please also consider the traffic carrying capacity of this one lane road and the addition traffic entering onto Nels Nelson Road. If NW Creekside Lane is widened it will have an adverse effect on the homes that have bordered this private road for over 40 years.

The County/State have spent substantial amounts of money, during the last 25 years, to buy land to preserve, as well as to upgrade, infrastructure along the Barker Creek Corridor. This work, along with volunteer time, was undertaken for the preservation and support of salmon habitat. A study of the Barker Creek Corridor was done in 2006 (Please review). Please continue with the goal of saving our salmon, wildlife, and the environment in the Barker Creek Corridor.

Tom Williams and Lindsay Ingram



# KITSAP COUNTY Boards and Commissions

Kingston Community Advisory Council (KCAC) | [kcacchair@gmail.com](mailto:kcacchair@gmail.com)

## KCAC Members

March 8, 2023

### At-Large

Dave Bomalaski

Tim Davis

Jorgette Glavin-Woelke

Glen Hutchinson

Jessica Jetter

Kate Joncas

Noah Williams

Alena Wolotira

### Representing

Chris Gilbreath  
(Kingston-NK Rotary)

Isabella Kim  
(Kingston Youth)

Glenn Malin  
(Kingston Kiwanis)

### Ex-Officio (non-voting)

Beth Berglund (Village  
Green Foundation)

Kaili Campbell (Kingston  
Chamber of Commerce)

Barbara Waggoner (North  
Kitsap School District)

Louise Kernaghan  
(Friends of the Library)

Steve Heacock  
(Port of Kingston)

Chairman Jeromy Sullivan  
(Port Gamble S'Klallam)

Kitsap County Board of Commissioners,

We respectfully submit these comments for Board of Commissioner consideration and express gratitude to Deputy County Administrator and Policy Manager, Eric Baker and his team for the support they're giving to Kingston's Comp Plan Amendment working group as they do their best to provide constructive input on this complex topic.

While it isn't apparent from a review of the Preliminary Alternatives documents, the working group understands from Eric Baker that:

- Neither the maps nor the description reflect three distinct choices. That we should think of them as a menu of elements. This is important to note because encouraging multi-family development needs be a priority regardless of the alternative selected.
- Alternative Map 3 reflects two parcels (zoned UL) just South of West Kingston Road in the SW corner of the UGA. KCAC had asked that those be removed from consideration but, because of time constraints, those have been carried forward. KCAC asks that the Board of Commissioners remove those parcels from being considered for inclusion in the Kingston UGA.

There is general support amongst the working group and the Council for the view of future development reflected under Alternatives 2 and 3. These two alternative capture the aspects of the potential zoning and UGA boundary changes that are useful to meet 2044 needs. We acknowledge the need to promote and encourage housing diversity, higher housing density, and expanded transit infrastructure inside the UGA and in the Urban Center in particular. The Alternative 3 map includes a few parcels that could be valuable to meet the criteria of increasing housing options and expanded transit opportunities. The Kingston Design Standards reflect our priorities for maintaining community culture, considering view corridors, and other priorities which need to be considered in determining where to allow additional height inside the Kingston UGA.

We suggest the following changes to the Preliminary Alternatives Description doc.

- Page 1, paragraph 4, add Naval Base Kitsap to the list of KRCC members.
- Page 2, Diversifying Housing Options, add reference to the recent 0.1% affordable housing sales tax and acknowledge the need for long term incentives in order to shift the pattern from the status quo towards more dense and diverse infill.
- Page 2, Climate Change, add receding shorelines and the impact on residential housing, business, parks and roadways. Same change to page 4, Alt. 2, Expansion of Environment/Climate Change Policies.
- Page 2, Kingston Countywide Center, shouldn't this reference both analysis and initiatives related to transit hub-related infrastructure such as park & rides?
- Page 3, Alternative 2 description paragraph, add the following phrase to the 2nd to last sentence "in alignment with applicable design standards established to preserve community character and local priorities like view corridors."

As the Kitsap County Board of Commissioners evaluates and considers changes to the Kingston UGA during this amendment cycle, the members of the 2018 working group who are engaged in this amendment cycle ask for consideration that the approved Urban Village Center (UVC) Task Force recommendations be given sufficient time in force unaffected by COVID-related impacts before making further changes affecting the UVC.

Respectfully submitted by the co-chairs on behalf of the Kingston Community Advisory Council.



Kate Joncas



Noah Williams

## Colin Poff

---

**From:** Berni Kenworthy <berni.kenworthy@axislandconsulting.com>  
**Sent:** Friday, February 17, 2023 8:25 AM  
**To:** Eric Baker; Colin Poff  
**Cc:** jimalford1701@gmail.com  
**Subject:** Planning Commission - Dumont Parcel Reclassification Request Letter of Support  
**Attachments:** EmailFromMegSands.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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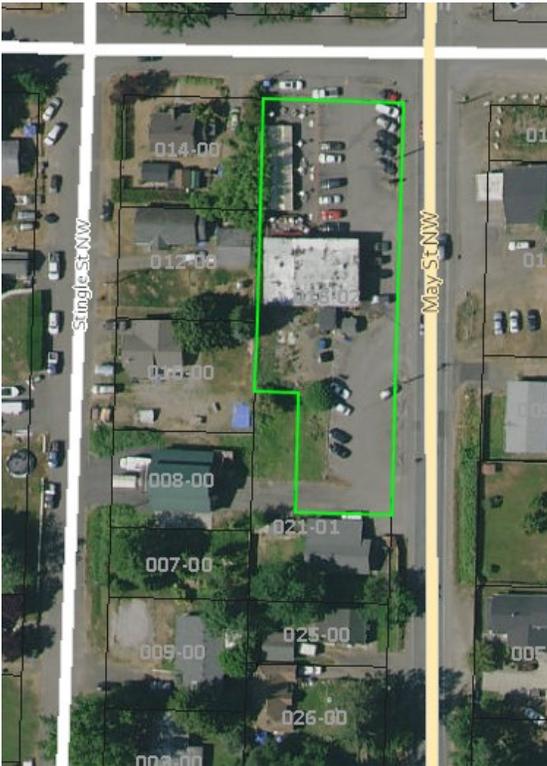
Eric & Colin – I am submitting the following to the Planning Commission record for the referenced reclassification request.

Planning Commissioners,

I am a representative for the Dumont parcel (TPN: 4472-002-021-0101) reclassification application which requests to revert the subject parcel back to its pre-2016 **Urban Low** zoning designation. The Dumont parcel is outlined in green below and is home to a single-family residence:



The neighboring parcel to the north which is home to the Tracyton Tavern (TPN: 4472-002-016-0207) filed for a reclassification during the 2016 comprehensive plan update in an effort to bring its parking lot into compliance. The request was to rezone from **Urban Low** to **Neighborhood Commercial** to resolve the nonconforming use of a parking lot in a residential zone. A boundary line adjustment was then to be conducted in order to place the tavern and parking lot on the same parcel while maintaining code-required setbacks. See below for an aerial of the neighboring parcel (Tracyton Tavern) outlined in green for reference.



The Dumont parcel to the south was inadvertently also rezoned from **Urban Low** to **Neighborhood Commercial** during the comprehensive plan update. The Dumont parcel was not part of the request, and it was later confirmed by Kitsap County Planner, Meg Sands, that the rezone of the Dumont parcel was in error and that the error would be corrected during the next update (see attached email from Meg Sands). I respectfully request that this parcel now be rezoned back to **Urban Low** as part of the preferred alternative in order to correct the noted error.

Thank you,  
Berni Kenworthy



**Berni Kenworthy, MSE, PE**  
Owner at Axis Land Consulting

PO Box 596  
Poulsbo, WA 98370

**Mobile:** 360-509-3716  
**Email:** [berni.kenworthy@axislandconsulting.com](mailto:berni.kenworthy@axislandconsulting.com)

## Colin Poff

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**From:** Berni Kenworthy <berni.kenworthy@axislandconsulting.com>  
**Sent:** Friday, February 17, 2023 11:12 AM  
**To:** Eric Baker; Colin Poff  
**Cc:** Tim; 'Dan Baumgartner'; Jeff Coombe - JCM Property Management (jeff@jcmpm.com)  
**Subject:** RE: Planning Commission - Baumgartner & Simons Family Reclassification Request Letter of Support

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Good morning,

Please note the following correction below.

Thank you,  
Berni

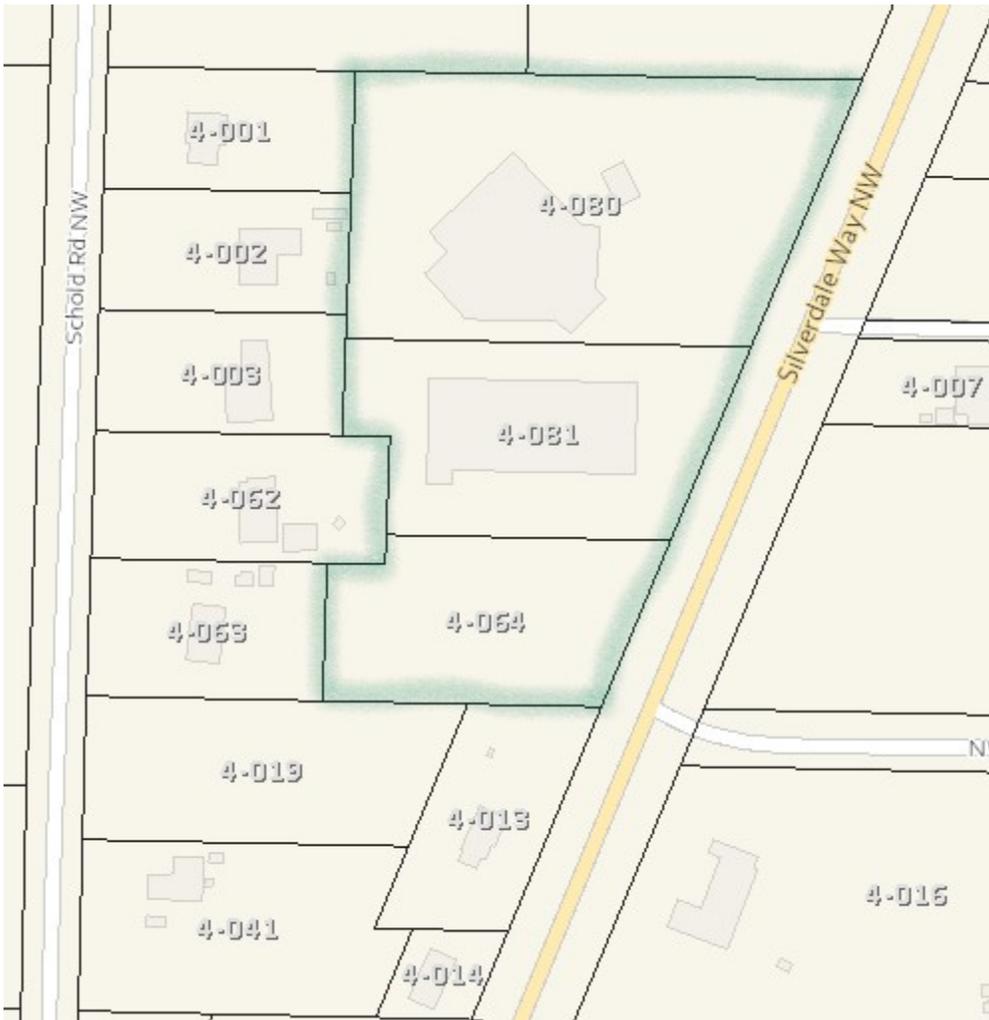
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**From:** Berni Kenworthy  
**Sent:** Friday, February 17, 2023 7:42 AM  
**To:** Eric Baker <Ebaker@kitsap.gov>; Colin Poff <CPoff@kitsap.gov>  
**Cc:** Tim <tim@benik.com>; 'Dan Baumgartner' <dan@benik.com>; Jeff Coombe - JCM Property Management (jeff@jcmpm.com) <jeff@jcmpm.com>  
**Subject:** Planning Commission - Baumgartner & Simons Family Reclassification Request Letter of Support

Eric & Colin, I am submitting the following to the Planning Commission record for the referenced reclassification. Thank you, Berni

Planning Commissioners,

I am a representative for the reclassification application for the Baumgartner (Benik Corporation) and Simons Family (Silverdale Plumbing) parcels (TPN: 092501-4-081-2001, 092501-4-064-2002 & 092501-4-080-2002). The application requests that all three parcels be rezoned to **Business Center** with an **Urban Industrial** comprehensive plan designation. The two northern properties are currently zoned as **Business Park** and are home to Benik Corporation and Silverdale Plumbing. The southernmost parcel is currently zoned as **Urban Low Restricted** and is a vacant parcel where Benik Corporation would like to expand. The parcels are outlined below:



These three parcels are centrally-located to the Silverdale core – a regional center anticipated for population growth which will create an increased need for primary wage employment in the professional and technical fields. These parcels are easily served by existing access, utilities and transit services within Silverdale Way. No wetland, stream or geotechnical hazard areas are mapped on the vacant lot making expansion easily feasible from a critical areas perspective. Development of the vacant lot would be subject to the land use/development regulations and permitting requirements in place at the time of application. However, it is the intent of the owner that the development of the lot would result in neighborhood character similar to the existing character of the Fairfield Business Park. Because the parcels are uniquely located to provide living wage employment opportunities in an area of expected growth, I respectfully request that this application be considered for retention as part of the county’s preferred alternative.

Thank you,  
Berni Kenworthy



**Berni Kenworthy, MSE, PE**  
Owner at Axis Land Consulting

PO Box 596  
Poulsbo, WA 98370

**Mobile:** 360-509-3716  
**Email:** [berni.kenworthy@axislandconsulting.com](mailto:berni.kenworthy@axislandconsulting.com)



## Colin Poff

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**From:** Berni Kenworthy <berni.kenworthy@axislandconsulting.com>  
**Sent:** Friday, February 17, 2023 7:52 AM  
**To:** Eric Baker; Colin Poff  
**Cc:** tkparker99@aol.com; dansportsmed@gmail.com  
**Subject:** Planning Commission - Parker Reclassification Request Letter of Support

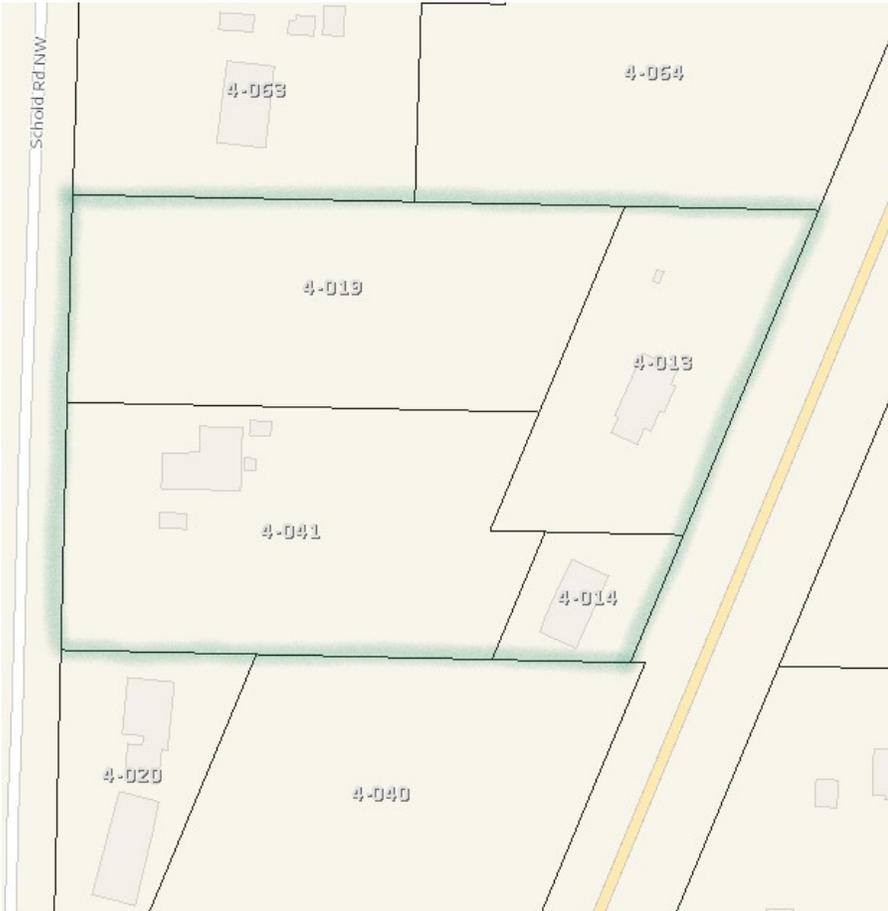
**Follow Up Flag:** Follow up  
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Eric & Colin, I am submitting the following to the Planning Commission for the referenced reclassification. Thank you,  
Berni

Planning Commissioners,

I am a representative for the reclassification application for the Parker parcels (TPN: 092501-4-013-2004, 092501-4-019-2008, 092501-4-041-2000, 092501-4-014-2003). The application requests that all four parcels be rezoned from **Urban Restricted** to **Urban Medium** with an **Urban Medium-Density** comprehensive plan designation. The parcels are outlined below:



These four parcels are centrally-located to the Silverdale core – a regional center anticipated for population growth and associated housing needs. These parcels are easily served by existing access, utilities and transit services within Silverdale Way. No wetland, stream or geotechnical hazard areas are mapped on the vacant lots making development easily feasible from a critical areas perspective. Development of the properties would be subject to the land use/development regulations and permitting requirements in place at the time of application. It is the goal of the owner to explore alternative housing types to help address the housing affordability crisis within the Kitsap region. Because the parcels are uniquely suited to provide housing density where growth is expected and near living wage employment opportunities in the Silverdale urban growth area, I respectfully request that this application be considered for retention as part of the county's preferred alternative.

Thank you,

Berni Kenworthy



**Berni Kenworthy, MSE, PE**  
Owner at Axis Land Consulting

PO Box 596  
Poulsbo, WA 98370

**Mobile:** 360-509-3716

**Email:** [berni.kenworthy@axislandconsulting.com](mailto:berni.kenworthy@axislandconsulting.com)



**KITSAP  
ENVIRONMENTAL  
COALITION**

TO: Kitsap Board of County Commissioners

FROM: Kitsap Environmental Coalition Board

RE: Comment on Kitsap County Comprehensive Plan Update Alternatives

Kitsap County has provided [three alternatives](#) related to land use and zoning to be included in the [Comprehensive Plan Update](#). Working groups of KEC members have been discussing the alternatives.

As you know, in September 2022, when landowners were submitting requests for rezoning, KEC submitted a request to rethink the County's mission and vision. As we look at the three alternatives, we realize again the importance of the mission and vision. For example, in our suggestions for changes in mission and vision, we called for an orientation that promote a locally based economy that provides:

- a living wage and quality of life for all,
- the ability to live and work in one's community,
- protection, security, and fair treatment for all,
- protection and rejuvenation for our ecosystems in the midst of climate change, and
- well-being for current and future generations of Kitsap inhabitants, human and wild life.

Alternative 2 is congruent with this vision while the other alternatives are questionable.

Overall, we place quality of life for all as our priority. And a true priority requires that financial viability is aligned with it.

Thus, here are our suggestions about the alternatives for your consideration.

1. Use Alternative 2 as the basic alternative as you move toward a Preferred (Composite) Alternative. We support concentrating on the UGAs and not dispersing growth.
2. Wait until after the Comp Plan Update is finished to look at rural land use, zoning, and codes as a whole with attention to ensuring protection of the natural environment and support environmentally responsible farming and timber harvesting practice.

This means putting all requests for changes in the rural zones or LAMIRDs on hold until there is concerted attention to the rural areas following the completion of the Comp Plan Update. As examples:

- a. Do not allow the zoning changes requested by the owners of 400 (approx.) acres near PGFHP to change from 1 dwelling/20 acres to 1 dwelling/5 acres.
- b. Do not allow zoning changes for the LAMIRD request near Bond Rd in North Kitsap.
3. Support transit as well as housing options that promote Alternative 2. Invest in nonmotorized transportation that connects *communities*. If any shared use paths are allowed, ensure that they support affordable living and protect our ecosystems in the midst of climate change and build on current scientific knowledge about ecosystems.
4. Provide county residents with information about the costs to the County (and thus its taxpayers) of chosen elements of the preferred alternate including costs of maintenance and operations.
5. Ensure that goals can actually be carried out and will be adequately monitored to determine whether the shift from current practices are actually happening.

We have many other points to make about each chapter of the Comp Plan as the staff brings forth drafts. We will address those later. We have suggestions that range from roof top and parking area solar to recognizing that nonmotorized transportation could include communication modes such as broadband. We're calling for creative thinking and action that supports the funding of quality of life for all.

KEC Board members:

Reed Blanchard  
Martha Burke  
Bruce McCain  
Beverly Parsons  
Carol Price  
Margaret Tufft

I am writing to express my strong opposition to Comprehensive Plan Alt 3 in Silverdale, Washington, specifically with regards to account numbers 222501-4-016-2004, 222501-4-026-2002/2241362, 222501-4-027-2001/2241370, 222501-4-024-2004/2241347, and 222501-4-026-2003/2241354. It appears that the rezoning of these parcels is nothing more than a money grab for the property owners, with no consideration for the environmental impact or lack of infrastructure to support these properties being rezoned. These lands are part of the Barker Creek watershed, and it seems that these properties were handpicked, with other owners in the watershed to not be included in the decision-making process.

The proposed change from 1 dwelling unit per 10 acres to 5-9 dwelling units per acre is unacceptable. This is an unjustifiable increase in density, and it poses a severe threat to the natural habitat and wildlife in the area. Additionally, the lack of an environmental impact study is concerning, and it is essential that the potential effects of this plan on the local environment are fully considered before any action is taken.

It is also important to note that, as stated in the virtual open house from February 2023, spot zoning does not work based on protected areas. The proposed changes would be a direct impact on the Barker Creek watershed, and it is vital that these areas are protected to maintain the integrity of this salmon spawning creek & natural area.

Moreover, the infrastructure in the proposed development areas is inadequate to support the increased population density. The plan's proponents have not provided any concrete plan for upgrading the infrastructure, such as roads, water, and sewage, to handle the increased demand. This failure to address critical infrastructure needs shows that rezoning these parcels is not well thought out and is likely to create significant problems in the future.

In conclusion, I strongly urge you to reconsider Comprehensive Plan Alt 3 and its associated account numbers. The proposed changes would be detrimental to the environment, pose a threat to local wildlife, and represent an unjustifiable increase in density. As responsible citizens, we must work to protect our environment and uphold the protected areas that have been put in place to do so.

Sincerely,

Jake Monson

Barker Creek area property owner.

To Whom it May Concern,

My name is Patricia Monson. I live at 626 NW Creekside LN, Bremerton Washington, 98311 along with my husband, son, daughter and granddaughter. We bought our home in 2018 and have lived there since. We are opposed to the rezoning of 5 lots south of us, as there is only a single lane road that runs through our property so that the owners of those 5 lots can have access to their homes. If the rezoning passes for them, they want to build more homes on that land. I feel that if there is additional homes built here, it would greatly impact my family and others living in this area. The road would not be able to handle more traffic, and there is no room for a bigger road.

Also, and most important, is the wetlands on and around all the land in the area. Barker Creek also runs alongside our land. More homes and traffic would greatly impact Barker Creek and the wetlands. Please take this into consideration when discussing the rezoning for this area.

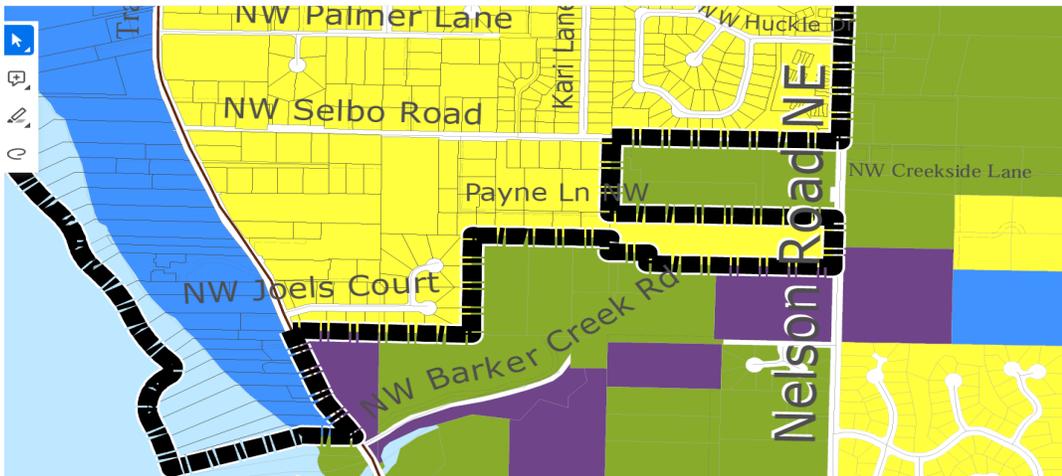
Sincerely,

Patricia Monson

Email Attachment from Paul and Valerie Othem Detailing Specific Concerns about Request #11 Parcel 222501-3-026-2004

1) As shown on Map 1 (Alternative Plan 3), Parcel 222501-3-026-2004, is located between Rural Protection properties to the north and a Public Works Forest Protection property and three Rural Protection properties to the south. If rezoned as Urban Low Residential as shown, it appears that this reclassification would also enlarge the Urban Growth Area across Barker Creek to Nels Nelson Road.

Nels Nelson Road provides access to the east end of the property. Selbo Road (.5-mile dead end local road (1.5 lane road/no shoulder) provides access to the west end of the property along an approximately 480 ft long x 15 ft wide easement along the west property line of a private residence.

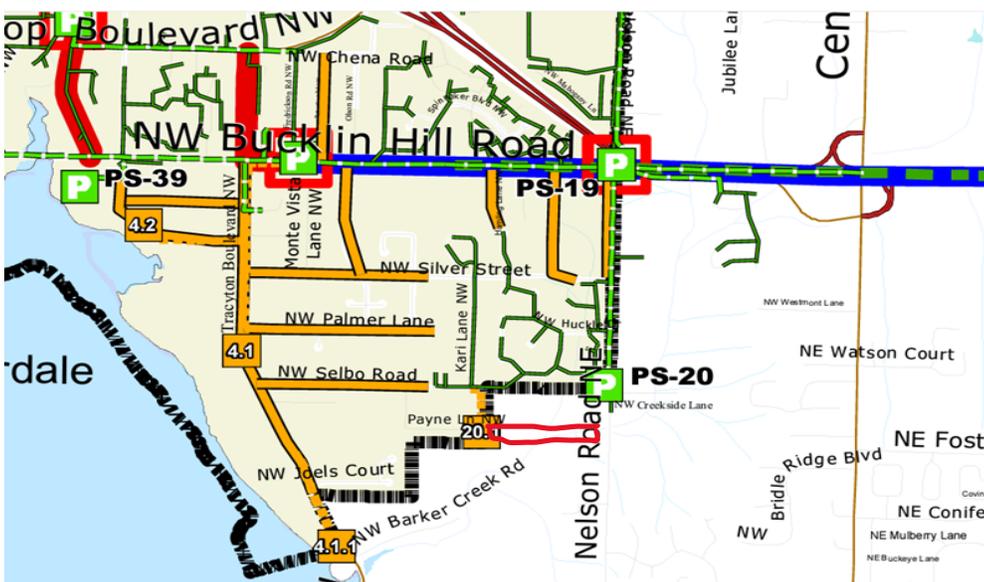


Map 1

2) As shown on Map 2, sewer lines do not extend to the west end of property nor to the east end of the property.

2016\_Kitsap County Final CFP\_AppendixA

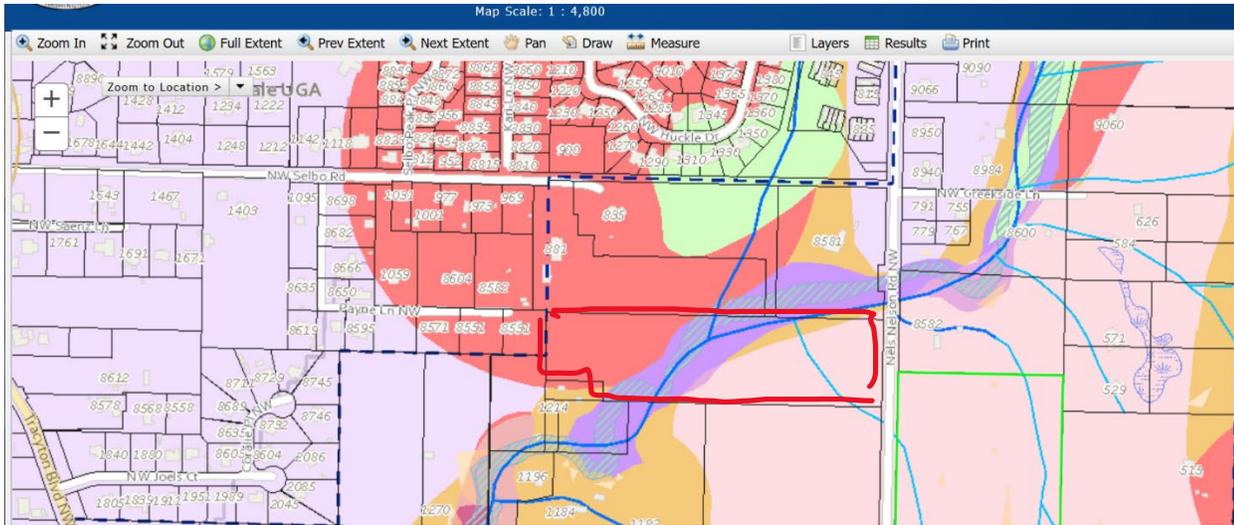
6



Map 2

Email Attachment from Paul and Valerie Otheim Detailing Specific Concerns about Request #11 Parcel 222501-3-026-2004

- 3) As shown on Map 3, this mostly wooded 9.36 acre property is bisected by Barker Creek. The west end of the property includes a Category I Aquifer Recharge Area; FEMA Flood Hazard 100-year Floodplain, and Seismic Moderate Hazard Area. The East end includes Category II Aquifer Recharge Area, FEMA Flood 100-year Flood Plain, Moderate Erosion and Seismic Moderate Hazard Areas.



Map 3

- 4) As shown on Map 4, this property was recently included in the Beaver Habitat Network Project (June 2021). Map 3 shows the property (and the surrounding Rural Protection properties) as Category 3 areas that qualify for voluntary easement purchase to provide habitat for beavers. NOTE: Two Beaver Dams were constructed on the property during May 2020-January 2022. [Beaver Habitat Network Project \(kitsapgov.com\)](http://kitsapgov.com)



Map 4



April 10, 2023

Board of County Commissioners  
KITSAP COUNTY  
619 Division Street  
Port Orchard, Washington 98366

SUBJECT: Draft Land Use Alternative Maps And Descriptions For The 2024  
Comprehensive Plan Update.

Honorable Commissioners:

Last year about this time a notice was issued by the Department of Community Development staff that individual property owners could submit requests for Site Specific Comprehensive Plan Amendments. September 15, 2022 was the deadline for those submittals. Apparently, there were some 80-plus such proposals by that date. The notice request did not specify any criteria by which these amendment criteria would be filtered. For example, there was no advisory that said if your proposal might change a Rural Zone to a lessor density Rural Zone category, do not waste your time, such zoning changes will not be considered because.....

Fast forward to the development of the Land Use Alternatives to be included in the County's Environmental Impact Statement Analysis. If any of the submitted Site Specific Amendment applications were/are to be included in the ultimate plan the County adopts the proposed amendment has to be included in either Alternative 2 or 3.

The Lamberton-Zellweger property located in South Kitsap County identified by Tax Parcel Number reference 152301-3-015-2008 & 152301-2-058-2009 was a proposed zoning change from Rural Protection 10-Acres to Rural Residential 5-Acres (See enclosed graphics). As can be seen, the portion of Parcel 015 is already Zoned RR-5-Acres and the request is for the balance of Parcel 015 and Parcel 058 to be zoned RR-5-Acres. This amendment proposal was duly submitted by last September's deadline, but is not included in either Alternative 2 or 3.....but it should be a part of one of those two alternatives.

More mysterious than the oversight of the Lamberton-Zellweger Site Specific Comprehensive Plan amendment proposal is the application of Rollie Ausere to change two of his five-parcels from Urban Restricted to High Urban. Specifically, the parcels

to receive this change of zoning are 172501-3-012-2007 and 172501-3-044-2009. September of last year was not the first time Mr. Ausere wanted to pursue a comprehensive plan amendment. He made a request in December of 2019 (sent to Peter Best). The request then and now is to change the zoning on these two parcels from Urban Restricted to Urban High. Urban High is the zoning on his other three parcels (See attached graphics).

In light of the fact that “pack-em-stack-um” goals of GMA for Kitsap County, this should have been a welcome proposal – especially since the location is in Silverdale where Kitsap County is committed to the highest density possible. It seems incongruous that a property owner could ask for High Urban (the Zoning on his other three parcels) and have that request ignored.

Mr. Ausere is requesting that his zoning request be made part of one of the two alternatives.

A more general concern, based on Eric Baker’s presentation to the Planning Commission at their “Work Study” session this past April 4<sup>th</sup> is the Department of Commerce’s suggestion / requirement that population allocations for urban areas can be exceeded to get more multiple family residential units. If Eric’s portrayal of Commerce’s instructions to the County are accurate there are three problems facing the County. Number 1 of which is the lack of address of that factor in the County’s 2021 Buildable Lands Analysis report. According to a recent review of that document, the issue of accommodating density primarily in apartment buildings is not addressed.

Second, since it takes approximately two-years for apartment projects to be approved and since they have to be approved in a public hearing setting before the building permit application stage, which can take another year in that approval process, the prospect of building apartments to fulfill density matrices, is a long-term goal when the need for more housing units (single-family detached) is now.

This second issue leads to the concern about what “reasonable measures” will be implemented to force compliance with this new mandate. Also, impacted is the financing ability of local builders to take on apartment complexes. Predictably, many of the County’s local builders will have to go elsewhere (outside of Kitsap County) to build their homes. So, what impact analysis is the County planning to undertake to account for Kitsap County builders who cannot afford to undertake multiple dwelling projects.

Third, when the primary housing choice is an apartment, two issues become manifest, such units will not address the affordable housing choice and second this option undercuts long-term wealth of individuals. Such wealth is primarily derived from home ownership and it can carry the family or individual into retirement with less dependency on government support.

When decisions are made by bureaucratic agencies without evaluating the complexity of the issue, there will be casualties. We already see problems arising from the County's past mistakes..... such as the increased cost of housing. What the State Department of Commerce is recommending is another boon-doggle that Kitsap County will pay the price for. And these brief comments have not addressed even the infrastructure upgrades to handle multiple family housing verses single-family detached.

Respectfully Submitted

A handwritten signature in blue ink that reads "William M. Palmer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

William M. Palmer



McGINNIS 24-094  
WA PLANE COORD SYSTEM

RP - 10 AC. 027

MULL

PARK

LAKE FLORA ROAD

GLENWOOD RD. SW

RR - 5 AC.

PARK

RP - 10 AC.

RR - 5 AC.

PARK

SITE

RR - 5 AC.

RR - 5 AC.

GLENWOOD RD. SW

RR - 5 AC.

RR-5 AC.

RR - 5 AC.

RR - 5 AC.

SCALE: 1" = 300'

PROPOSED  
COMP. PLAN / ZONING



S 89°56'39" E  
1296.31

N 89°52'11"  
1295.34

STATE HIGHWAY (SR3)

ANDERSON O.  
UNKNOWN

PROPOSED  
HIGH  
URBAN

SITE

EXISTING  
HIGH  
URBAN

SILVERDALE LOOP ROAD NW

SILVERDALE LOOP ROAD NW

SCALE: 1" = 200'



VICINITY MAP

3222.22

LN 477+13.99 FT

1/4 CORNER (BRASS NAIL IN CONCRETE)

29

1292.038

3507-A  
200708300125-A

7154-A 3507-B

081 082

103  
093  
099  
104

012  
089 090  
016  
015  
017

011  
040  
044  
045  
591-A  
591-B  
591-C  
591-D

020 023  
022  
021  
070  
024

013

107  
013  
106

026

027

091  
108

105

104

038

037

036

025

109

081 082

PROPOSED  
HIGH  
URBAN

SITE

EXISTING  
HIGH  
URBAN

SCALE: 1" = 100'

PROPOSED  
COMP. PLAN MAP



015

1320.80

1320.64

591-A

591-B

591-C

011

591R1-A

040

591R1-B

044

591R1-C

020

045

591R1-D

591-D

7+13.89 PT

22

SOUTH 1/4 CORNE

SIL

ROAD NW

7

20

00

RUB

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00

00

00

April 10, 2023

To the Kitsap County Board of Commissioners:

I am writing this letter to support the Island Lake Reclassification Request.

This property provides a unique opportunity for the county. Geographically it is not an outlying project, and reclassification would be “filling in a hole” and create consistent uses to the properties to the north, west and south of the property. This is a unique opportunity where a project has the critical mass of 75 acres, and the location.

The Comprehensive Plan update has a stated goal of accommodating growth, ensuring housing for all income levels, protecting ecosystem services, reducing greenhouse gas emissions and improving urban infrastructure. This site is uniquely poised to vastly improve a number of these issues.

**Accommodating Growth and Providing Housing for All Income Levels**

Island Lake is a critical mass site that would allow for higher density closer to the urban center of Silverdale. Density allows for multiple housing types that drastically improve the availability of housing for all income types, vs the current use which only allows for high end homes. The owners of the site have expressed interest in working with the county to specifically determine solutions for affordable housing.

**Protecting Ecosystem Services, Reducing Greenhouse Gas Emissions, and Improving Urban Infrastructure**

The island lake is uniquely poised to protect ecosystem services. Bordering both Island Lake and Barker Creek the site has had numerous forms of development over time. By incorporating the site into the Urban Growth Plan we will be able to improve on the decades old storm, lake level measures, fish protection and habitat measures, and bring them up to standards that meet current environmental policy. Bringing sewer to the site would replace the decades old septic systems on site a massive environmental win. Combine this with an updated storm facility to protect downstream of Barker creek, and you have drastically improved urban infrastructure. The site would have numerous onsite amenities and is on Island Lake the best amenity of all. This teamed with its proximity to Silverdale would further the mission to reduce greenhouse gases.

For these reasons I believe the Island Lake site should be considered for reclassification, and should be analyzed in both Alternatives 2, and 3 which we believe would be within the intent of a SEPA EIS.

Thank you,  
Benjamin Paulus





**PORT GAMBLE S'KLALLAM TRIBE**  
**NATURAL RESOURCES DEPARTMENT**  
31912 Little Boston Rd. NE – Kingston, WA 98346

April 6, 2023

Department of Community Development  
Planning and Environmental Programs  
614 Division St, MS-36  
Port Orchard, WA 98366  
Email: [compplan@kitsap.gov](mailto:compplan@kitsap.gov)

**Subject: Port Gamble S'Klallam Tribe Comments – Alternatives Statement for 2024  
Kitsap County Comprehensive Plan Update**

To Whom it May Concern,

Thank you for the opportunity to comment on the proposed alternatives for the EIS scoping for the Kitsap County Comprehensive Plan 2024 Update. The Port Gamble S'Klallam Tribe is the successor in interest to Indian bands and tribes signatory to the 1855 Treaty of Point No Point, 12 Stat. 933.<sup>1</sup> The Port Gamble S'Klallam Tribe Reservation is located within Kitsap County and much of the county is within the treaty reserved rights for fishing, hunting, and gathering in usual and accustomed areas. The Port Gamble S'Klallam Tribal Council has discussed the potential and imminent impacts of development in Kitsap County to the immediate areas around the Port Gamble S'Klallam Tribal Reservation and its Usual and Accustomed Areas. To protect our tribal treaty rights, heritage, culture, and to improve the livelihood of our people, we have these comments.

The preliminary Alternative 1: No Action, Alternative 2: Compact Growth/Urban Center Focus, and Alternative 3, Dispersed Growth/Rural Jobs Focus all miss achieving the goals and policies of the Countywide Planning Policies, Vision 2050, and the Growth Management Act (GMA).

Unincorporated UGA:

Context: Countywide Planning Policy (CPP) UGA-4 states that all land within unincorporated Urban Growth Areas will either annex to a city or incorporate within the 20-year planning horizon. The Kingston unincorporated UGA has had adopted design standards going back to 1993. Silverdale unincorporated UGA has Zoning Density, Dimensions, and Design (KCC 17.420) standards were originally adopted in November 2013. The Silverdale UGA has expanded to nearly double its original size. These unincorporated UGAs are well past the 20-year planning horizon that requires their incorporation.

Comment: Discussions to incorporate should be initiated. Communities that have control of their environment are better suited to guide the type of development they want, including zoning, design standards, density, transportation options, open space, protections for the natural environment, and economic development strategies. Counties are mandated to designate, expand, or reduce UGA boundaries in consultation with cities (RCW 36.70A.110).

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<sup>1</sup> *United States v. Washington*, 459 F. Supp. 1020, 1039 (W.D. Wash. 1978) (hereinafter *Boldt II*).



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**NATURAL RESOURCES DEPARTMENT**  
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Unincorporated UGAs and the county are the same entity. This creates a conflict of interest in the development of the UGA and the UGA boundaries. The incorporation of the UGAs would elicit a formal government consultation between city and county for any change to the development standards and/or realignment of UGA boundaries, thus ensuring GMA and Vision 2050 goals and policies are more fully implemented.

The county is developing a reputation for lengthy permit reviews with significant permit delays. This could be attributed, in part, to the number of regulations and zoning designations adopted by the county. The county has 46 Zoning Designations (identified by the on-line Zoning Map), Three Subarea Plans (two with specific design standards), three LAMRIDS, and two Community Plans. This is a total of 54 zoning districts and plans that are used to permit development in the county. The number of zoning districts related to residential development is 18. To put these numbers into perspective, the Zoning Designations each of the incorporated cities has adopted are as follows: Bainbridge Island (20), Bremerton (24), Port Orchard (21), Poulsbo (12). If the county were to release its enforcement of urban development related to unincorporated UGAs then staff would be able to focus on the zones that a county is obligated to oversee as part of the CPP, Vision 2050, and GMA (RCW 36.70A.070).

**Rural Growth:**

Context: Puget Sound Regional Council Certification Report for Kitsap CPP states that Policy UGA-5 should be revised to reflect a lower rate of growth in rural areas. The policy, as abbreviated, states the following, "...The distribution process should consider countywide demographic analysis, the Land Capacity Analysis, the RGS (*Regional Growth Strategies*), and the OFM (*Office of Financial Management*) projections, and it shall promote a countywide development pattern targeting over three quarters (76%) of new population growth to the designated Urban Growth Areas." This established a growth pattern of 24% of the anticipated population growth into the rural area of Kitsap County. The rural population growth achieved between 2000-2017 is 43%. Vision 2050 calls for reduced rural population growth rates in all counties and encourages counties to plan for even lower growth rates than contained in the Regional Growth Strategy (approximately 5%).

An analysis of the Reclassification Requests shows that 26 of the 85 applications, or 31% and 1,028 acres or 48% of the Reclassification Requests were to convert the zoning categories of Rural Protection (1 du/10 acres) and Rural Wooded (1 du/20 acres) to a much smaller Rural Residential (1 du/5 acres).

Comment: Current policies are not enough to limit population growth in rural areas. A policy change to limit residential development in rural areas should remove the Rural Residential (1 DU/5 acres) zone altogether. These changes in rural density have significant impacts on natural resources, critical areas, traffic, roads, school transportation, septic use, exempt wells, tree canopy, reliance on vehicles to meet daily needs, and many more impacts. The RR Zone is inconsistent with CPP R-1 because the conversion of a larger rural track of land to a smaller track of residential land will not preserve the rural area, rural character, protect or enhance the natural environment. It will in fact, detract from the rural character by development that removes trees, causes impacts to streams, wetlands, wildlife habitat conservation areas, and their



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associated buffers, cause natural drainage systems to change and convert to culverts and ditches, and increase water consumption from permit exempt wells. Permit exempt wells can pull a large amount of water out of the ground with unmetered water withdrawal potentially causing reduced subsurface flow to streams and reduced surface waters that are both essential to the long term existence of salmon, a sovereign tribal treaty right. This type of development increases the number of septic system and drainage fields that are maintained by individual homeowners. The septic systems are expected to fail at the end of its service life causing widespread pollution difficult to track and an unquantified number of individual homeowners to hold accountable. Focusing residential growth in urban areas with urban services provides a single point of service from the incorporated area for water quantity and quality and a unique service provider for sewer connections and maintenance.

The RR is inconsistent with RCW 36.70A.070(5)(c)(iii) because the county is mandated to reduce the inappropriate conversion of undeveloped land into sprawling, low density development in rural areas. Conversion of larger tracks of rural land into much smaller 5-acre parcels is low density rural sprawl and does not meet this mandate.

**Reclassification Requests:**

- Application ID 72 total acres 418.90 acres, proposes to change From Rural Wooded (1 du/20 acres) to Rural Residential (1 du/5 acres).

The Port Gamble S'Klallam Tribe opposes this application. The opposition has been provided to county staff during many meetings. PGST has been working in good faith for the coordination of the Port Gamble Forest Heritage Park design and the Master Plan for the Town of Port Gamble. The owner of these lands must first show that full development of the Historic Port Gamble Town can be completed before requesting more land for rural sprawl development. This location is within the Gamble Creek Watershed that feeds directly into the Port Gamble Bay. The watershed will be impacted by development of any kind, but most intensely impacted with a development of Rural Residential. Deny this application. The Tribe will provide more detailed comments on this application separately.

- Application ID 48 total acres 41 acres, proposes to change From Rural Wooded (1 du/20 acres) to Rural Residential (1 du/5 acres).

The Port Gamble S'Klallam Tribe opposes this application. The opposition has been provided to county staff during many meetings. The tribe owns the land surrounding this application on three sides. Any development above the current allowed zone would significantly impact the Tribes' own lands, and negatively impact the natural environment and critical areas. Tribal treaty rights would be at risk with this development. Deny this application. The Tribe will provide more detailed comments on this application separately.



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- Application 36 total acres 20.01, proposes to change From Rural Residential (1 du/5 acres) to Urban Restricted (1-5 du/acre).

The Port Gamble S'Klallam Tribe opposes this application. The request is for urban development outside a UGA. This site is already under a Preliminary Plat process to cut out a 5 acre parcel and leave a 15 acre parcel. This site is the location of a number of wetlands and streams. Development on this site would significantly impact natural resources and critical areas as well as have other infrastructure impacts. Deny this application.

**Culvert Removal:**

Context: The Tribe's sovereign treaty rights are tied directly to the historic abundant availability and access to fish. Development activities that restrict fish access to spawning grounds and damage the water quality and quantity have placed many culturally significant fish species such as the Chum, Coho, Steelhead, and Chinook on the enlisted or endangered species list. The fish are in such low numbers that harvest has been restricted and severely limited to such an extent that livelihoods and the Tribe's historic and cultural practices are endangered. One of the many solutions to this issue related to the removal of fish passage barriers on fish bearing, potentially fish bearing, and non-fish bearing streams.

Comment: Include fish passage barrier projects, culvert removal projects, and stream habitat enhancement projects as a high priority goal and policy throughout the Comprehensive Plan Elements including Land Use, Natural Environment, Critical Areas, Public Utilities, Transportation, Housing, Open Space, Timber Harvest, Mining, etc.

**Stronger Critical Area Protections:**

Context: No Net Loss has been shown to be ineffective in protecting the ecological function of critical areas. This is evidenced by the fact that surface waters are more impacted by pollution, higher water temperature, lower flows in the summer, and an overall degraded habitat for fish and wildlife that rely on these waters and habitats to survive. Net Ecological Gain is a term and policy that is gaining momentum by the state legislature and may soon be the standard for development in areas that include or are affected by critical areas and shorelines. Stronger protection for critical areas by the use of buffers and has been an established policy for the county, but again, stronger policy changes such as Site Potential Tree Height could go much further in the protection and enhancement of critical areas.

Comment: Include Net Ecological Gain goals, policies, and regulations for development in areas that include or are within 300 feet of a critical area or shoreline jurisdiction. Include Site Potential Tree Height as a standard for defining critical area buffer widths.

**Managed Retreat from Shorelines and Flooding Areas:**



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Context: Some areas of the county are being impacted by sea level rise and rising water tables. The residence of Point No Point (Hansville) experienced (and are still experiencing) significant flooding from King Tides and high-pressure weather events in November and December of 2022. Flooding was so significant that large sandbags are still in place four months after the events took place. Washington State Department of Ecology is tasked with carrying out policies that help slow the causes of climate change and support communities already impacted by its effects. Some of the measures to support communities include relocation, managed retreat, and protect-in-place among many other policy changes. The historic location of tide waters, estuaries, and streams in this area indicate that development in this area was challenging and required extreme manipulation of the environment to create land and infrastructure for the development that is there today. This information, in addition to the estuary restoration proposal and tide gate removal for the habitat enhancement for listed and endangered salmon already underway result in policy decisions that relocate homes away from this area.

Comment: Develop policies that protect high risk properties from being impacted by a high tide and/or flooding event by rezoning the area to a natural restoration designation, policies to slowly buy back high-risk properties and restore the ecological function of those areas, implement amortization schedules to have property vacated within a specific amount of time. Over time these restored areas that were once high risk to county residents will once again be prime habitat for forage fish, estuaries for juvenile salmon, retain excess flood waters, filter excess water, and prevent future flooding of other areas.

The Tribe provided the following comments earlier in the Comprehensive Plan Update process. These are important to the Tribe and are summarized as follows:

- Include policies for climate change, mitigation, and adaptation.
  - Washington State enacted limits on greenhouse gas emissions and a statewide goal to reduce annual per capita vehicle miles traveled for light-duty vehicles. PGST agrees with the findings from the Kitsap County Communitywide Geographic Greenhouse Gas Emissions Puget Sound Regional Emissions Analysis by the Cascadia Consulting Group dated August 2022 and encourage the use of this resource in the EIS scoping and alternative development to meet greenhouse gas reduction targets.
  - Analyze the impacts of climate change on the natural and built environments from events such as increased storm intensities, increased heat events, and sea level rise.
- The Tribe supports the assessment of environmental impacts on all areas listed in the EIS Scoping Notice, with the addition of the SEPA Checklist topics of energy and natural resources, noise, and recreation. Within the natural and built environment, we specifically suggest that the county assess the proposal's impacts on the following: tree canopy, fish and wildlife habitats including salmon habitat, acceleration of fish passage



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barrier removal and the added habitat that would create for salmon, American Indian treaty rights, and cultural and historic sites and structures. Measures to mitigate any adverse environmental impact should be identified in the EIS.

- Growth strategy to include density increases in regional centers, but also explore a range of different levels of integration between residential and commercial uses. Mixed use typologies should include home-based businesses, corner stores with housing above, essential service facilities, live-work units, pop up businesses and food truck spaces.
- Recommend analysis of no further expansion of any UGA's and of reduction of some UGA's such as Silverdale and Kingston until incorporation.
- Analysis of ground water quantity and quality should be included. Is there enough water to support the additional population and job growth? Can Kitsap County ensure that Tribal senior water rights will not be impacted?
- PGST is concerned about the capacity for wastewater treatment and the heavy use of septic tanks for more rural development. Include analysis of environmental impact of septic tank use for development.
- Shoreline development with hard armoring and the allowance of rebuilding hard armoring/bulkheads, etc., have a negative effect on beach value and ecological function and reduce the habitat necessary for forage fish to spawn and rear. Forage fish are a significant food source for salmon. This could be a good opportunity to evaluate Net Ecological Gain. Consider effects of new development, redevelopment, and net ecological gain on the shoreline in the EIS and include mitigation for this impact in the EIS.
- Have you considered adding a Critical Area Alternative that moves development and development impacts, such as road, construction, housing, etc., away from all fish bearing and non-fish bearing streams, habitats used for salmon rearing and spawning, and all critical areas?

Should you have any questions, please contact Marla Powers at the email/phone number below.

Marla Powers, Environmental Planner, Natural Resources Department  
(360) 297-6292  
[mpowers@pgst.nsn.us](mailto:mpowers@pgst.nsn.us)

Thank you for the considering our comments.

Sincerely,

Jeromy Sullivan, Chairman  
Port Gamble S'Klallam Tribe



8850 SW STATE HWY 3  
BREMERTON WA 98312  
portofbremerton.org  
Tel (360) 674-2381  
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**Commissioners**

Cary Bozeman  
Gary Anderson  
Axel Strakeljahn

**Chief Executive Officer**

Jim Rothlin

**Bremerton National Airport**

(360) 674-2381

**Olympic View Business & Industrial Park**

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**Port Orchard Marina**

(360) 876-5535

**Bremerton Marina**

(360) 373-1035

April 12, 2023

Kitsap County  
Mr. Eric Baker  
Deputy County Administrator  
614 Division Street MS-4  
Port Orchard, WA 98366

Re: Reclassification Request #75

Dear Mr. Baker

By means of this writing, the Port of Bremerton would like to express our support of Reclassification Request #75. This reclassification will remove the conflicting residential zone and encourage compatible industrial development adjacent to the Bremerton National Airport and Olympic View Industrial Park owned by the Port of Bremerton.

The RI designation of this parcel, which borders the Bremerton National Airport and other industrial businesses, is compatible with the character of the adjacent properties and the Comprehensive Plan. Maintaining the rural designation will allow land use consistent with rural industrial practices. This will allow for limited new commercial and industrial uses in the area that will provide family wage paying jobs.

Please feel free to contact me with any further questions.

Regards,

  
Jim Rothlin  
CEO, Port of Bremerton

Cc.: David Overton  
Arne Bakker, COO

Kitsap County Commissioners,

My name is Kathleen Pulici. We bought property in Central valley in 1965. I was a young woman then, wanting to raise our children in this beautiful, rural part of Washington. I am not a young woman any longer, but I still live in Central valley next to a large pond named Lost Lake. Central valley is still beautiful and rural. The zoning is one unit per 5 acres. I am asking you to keep it that way. The County Commissioners have said, during previous rezone attempts through the years, that Central valley would remain rural. Those previous statements are in the record, and I am requesting that the commissioners abide by those statements.

Central valley extends from Waaga way through Scandia, and from Barker Creek on the West to Crouch Creek and Royal Creek, and beyond on the East.

There are many farms and gardens in Central valley, including the Conservation district's Grace Garden growing, among other things, Halloween pumpkins. There are many farm stands throughout the valley, including the Bazelle farm in Scandia providing produce all summer. There is a goat farm and a dairy farm on Central valley Road and a sheep farm in Scandia. There are 2 large flower farms, a vineyard and 2 nurseries on Central valley Road.

Central valley is a wildlife corridor, providing habitat for the many animals that live here. There is a tree at Island Lake where a pair of eagles is nesting. Island Lake residents have seen beavers, otters, and pond turtles. I have seen bears, otters, deer, coyotes, raccoons, possums and rabbits on our 5 acres. Where will these animals go if density is increased?

I support Alternative 2. High density growth must surround urban centers.

Respectfully submitted,  
Kathleen Pulici  
334 NE Lost Lake Way  
Poulsbo, WA 98370





April 10, 2023

Kitsap County Commissioners  
614 Division ST MS-4  
Port Orchard, WA 98366

**Re: 2024 Periodic Update Draft EIS Alternatives & Island Lake Reclassification Request**

Dear Commissioners,

Thank you for the opportunity to comment on the proposed alternatives that will be analyzed in the Draft EIS. As part of the County's process to update the Comprehensive Plan, the County solicited applications for land use reclassification requests. The Island Lake Reclassification Request # 13 submitted by Meadow View Kitsap LLC is currently proposed to be included in Alternative 3 as Urban Low.

The states tool to allocate housing units by income band was not available at the time of the application deadline. We believe through collaboration and creative approaches; the Island Lake request can assist Kitsap County in ensuring not only land capacity to provide housing of all income levels but improving ecosystem services in the Barker Creek watershed. **This proposal should be evaluated not only in Alternative 3 but in Alternative 2 as well.**

The 76-acre site was a former year-round group campsite and developed with several structures and infrastructure techniques dating from the 1940s-1990s. As shown further below, these past development activities have impacted ecosystem services. Today, new development is held to higher regulatory standards and can provide much needed restoration. Additionally, the property is currently zoned Rural Residential. Per KCC 17.410.042, the property is already allowed to be redeveloped through appropriate permit approvals for several different uses other than single family residential.<sup>1</sup>

Further, the Draft EIS alternatives are intended to be a menu of "what if" options. The purpose is these alternatives will be studied in Draft EIS that will inform the decision-making process. If included in the Silverdale UGA in both Alternatives 2 and 3, the Draft EIS would show the benefits of the proposal further detailed below.

Environment

- Portions of Barker Creek have been tightlined by previous development on the site. If included in the UGA, this would provide private financing to help restore ecosystem services of the watershed and Island Lake.
- A wetland delineation and stream verification were submitted with the reclassification request. This information provides accurate results of the location, size and condition of current critical areas. This is an improvement to the unreliable County GIS mapping of critical areas.
- The County updated its CAO in 2021 and is currently in the process of updating Title 19 in accordance with Best Available Science as part of the Periodic Update. If included in both

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<sup>1</sup> Allowed uses in the RR zone range from single-family housing to event facility, permanent transitory accommodations, a dog kennel, campground and contractors storage yard.

Alternatives, these new science-based standards would apply. These protections would restore and protect ecological sensitive areas that have been altered onsite by past development activity.

### Urban Services & Access

- To the north, the Island Lake neighborhood has geographic constraints that prohibits economically feasible options to provide sewer service to existing homes on septic. Septic systems that are sited in small lots that exceed the treatment capacity of soils and systems that are poorly designed, installed, operated or maintained can cause problems with water quality.
- By including this request in both Alternatives, this would provide a private financial catalyst to bring sewer closer to this pre-GMA community.
- Extending sewer to an area with pre-GMA development patterns would also improve the health and water quality of Island Lake and Barker Creek.
- Existing stormwater infrastructure on the property dates back to the 1940-1990s. If included in the urban area, new stormwater mitigation would be required consistent with federal and state standards. This would improve water quality and quantity of the Barker Creek Watershed and Island Lake.
- The site is served by electric, water, garbage, Fire & EMS, schools and broadband services.
- Property access would be from County public right-of-way Camp Ct NW, Lakeview Ave NW, as well as unopened two rights-of-way. As a former group camp, vehicular trips exceeded that of traditional rural properties with single family homes. A traffic assessment was included in the reclassification application and would mitigate impacts to the surrounding area.

### Housing Affordability

In the reclassification request application, we noted willingness to work with County officials as part of HB 1220 compliance. At the time of the application deadline, the state's guidance was not fully available. It is still unclear if the County will select Method A or B from Commerce's HPAT tool. Regardless, we would like to collaborate on creative solutions to address Kitsap's housing affordability challenge. By including the proposal in Alternative 2, the Draft EIS can analyze a different urban designation such as **Urban Medium, Neighborhood Commercial, Urban Cluster Residential** or other creative approaches.<sup>2</sup> For example, by evaluating in Alternative 2 as a different urban designation, some of these zones allow small scale retail and services uses integrated with residential design. This improves walkability, reduces vehicle miles travelled and overall greenhouse gas emissions, a clear objective of the Alternative 2 as shared by County staff. This creates a more diverse menu of options between the alternatives for County Commissioners where the Draft EIS will analyze several different topic areas.<sup>3</sup>

The Island Lake Reclassification Request is developable while accommodating new community members and protecting environmental resources for generations to come. We respectfully request the proposal be **included not only in Alternative 3 as Urban Low but in Alternative 2** for further study. If the County would like discuss further or walk the property, we welcome the opportunity to show you the environmental restoration benefits envisioned with balancing the demands of a growing, diverse community.

---

<sup>2</sup> Example: Development Agreement between Kitsap County, Port Orchard Sand & Gravel Company Inc and Stoneridge Washington, LLC regarding Transfer of Development Rights and phased affordable housing units

<sup>3</sup> SEPA Rules Chapter 197-11 WAC

Sincerely,



Levi Holmes

Meadow View Kitsap LLC

Cc:

Eric Baker, Deputy County Administrator

Enclosures: Photos

Lake Outfall



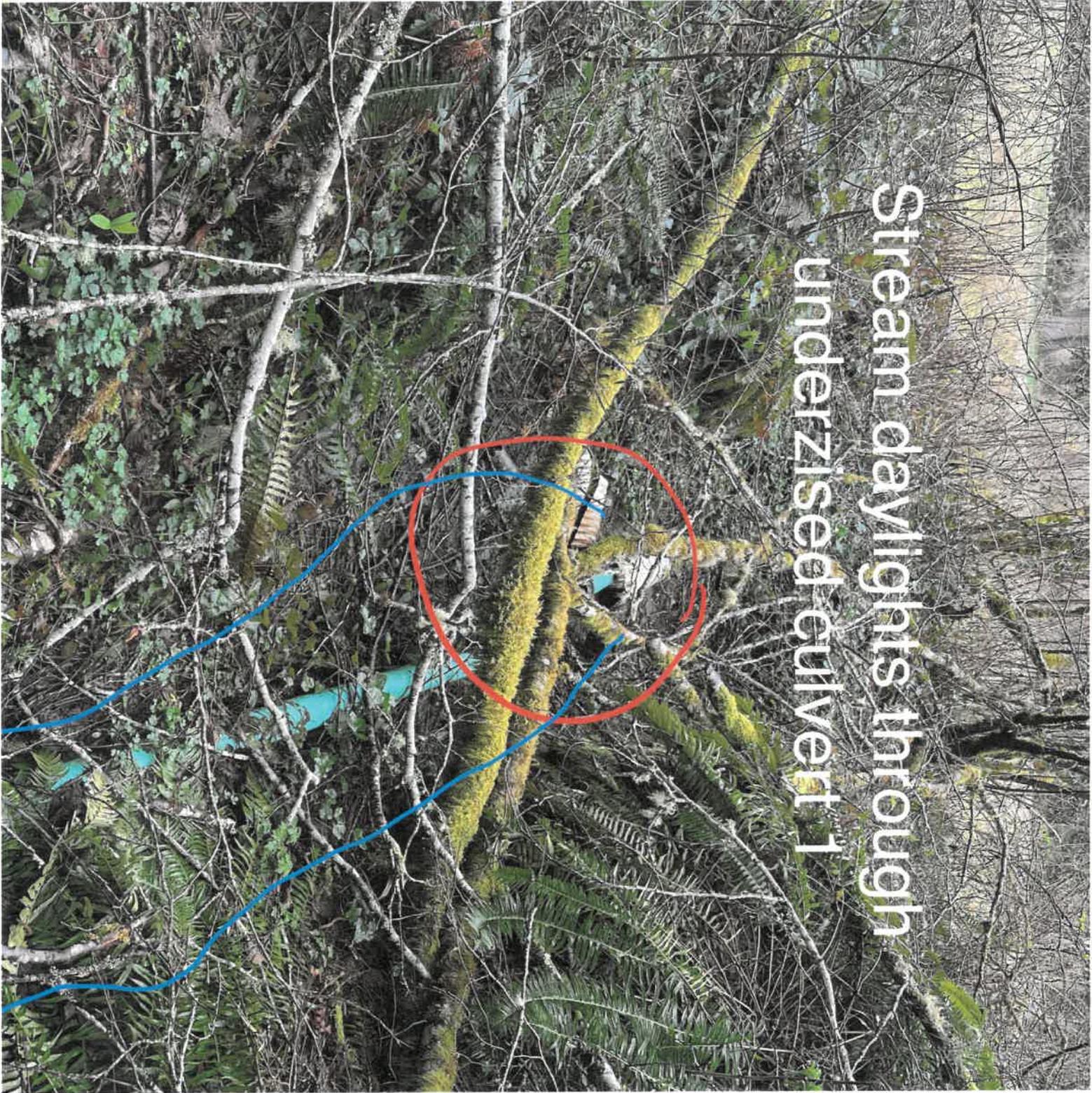
Stream Daylights

Approx.  
400' of  
piped  
Stream

Lake Outfall



Stream daylight through underzised culvert 1

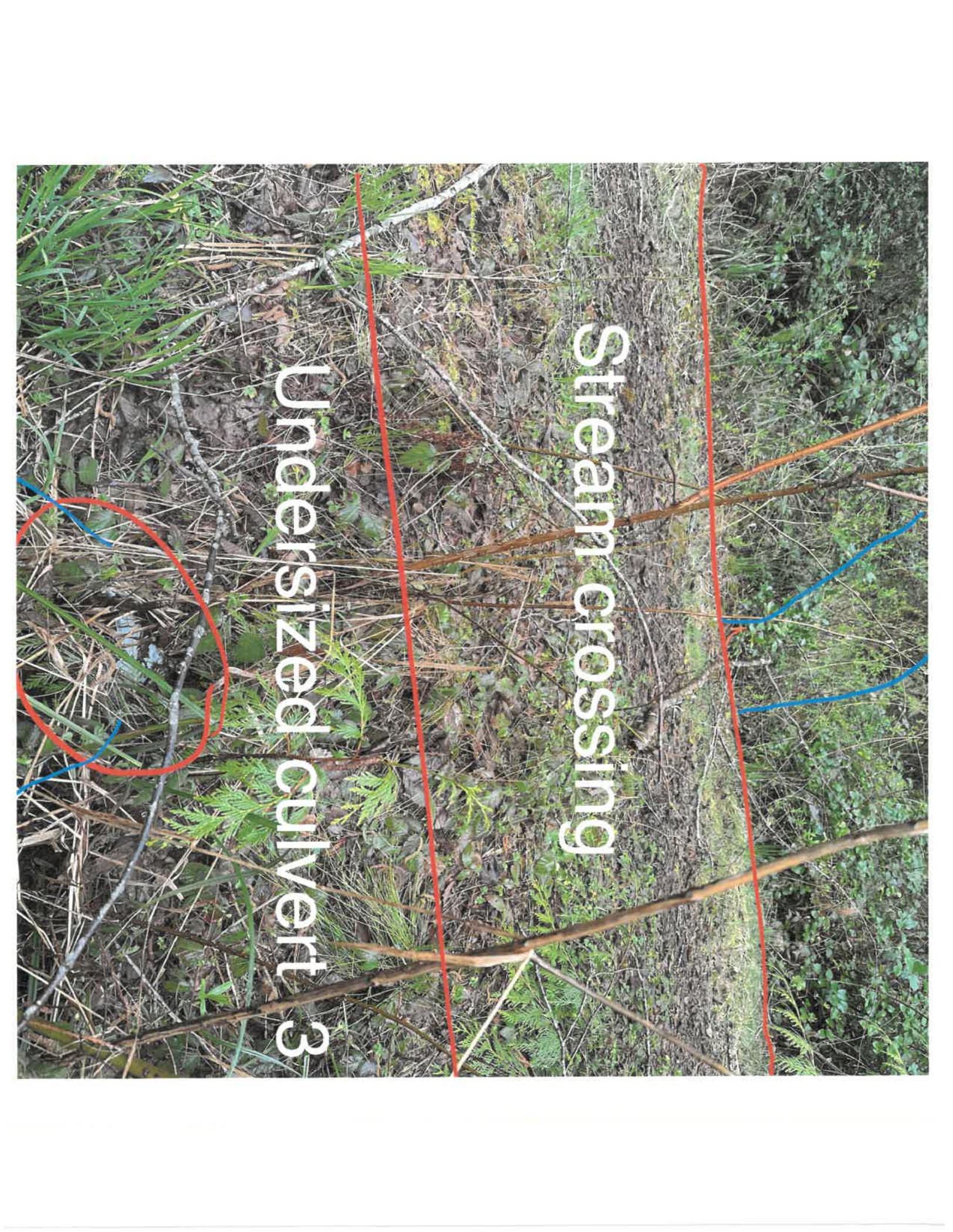


Stream Crossing

Undersized  
culvert 2

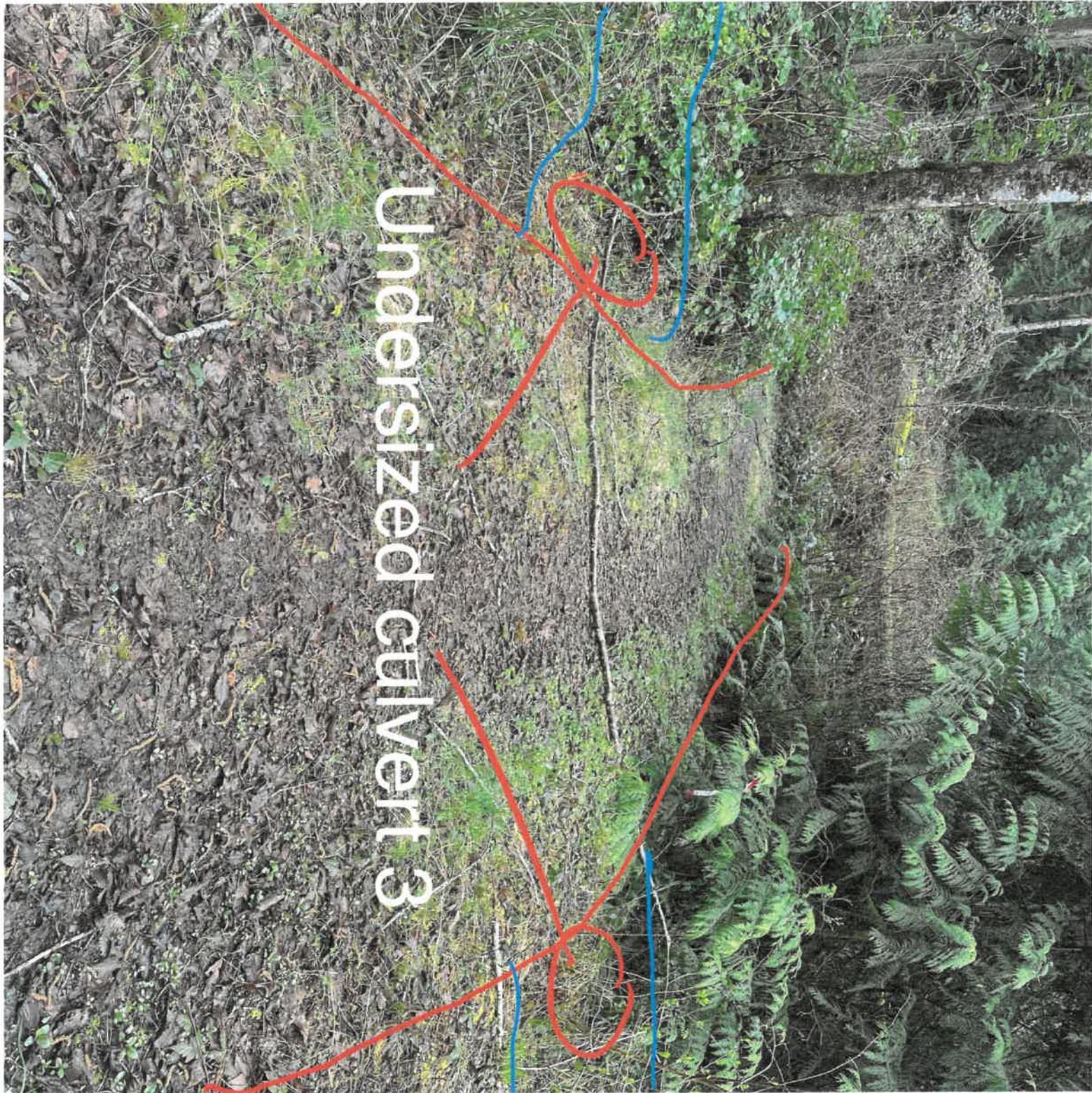


Undersized culvert?

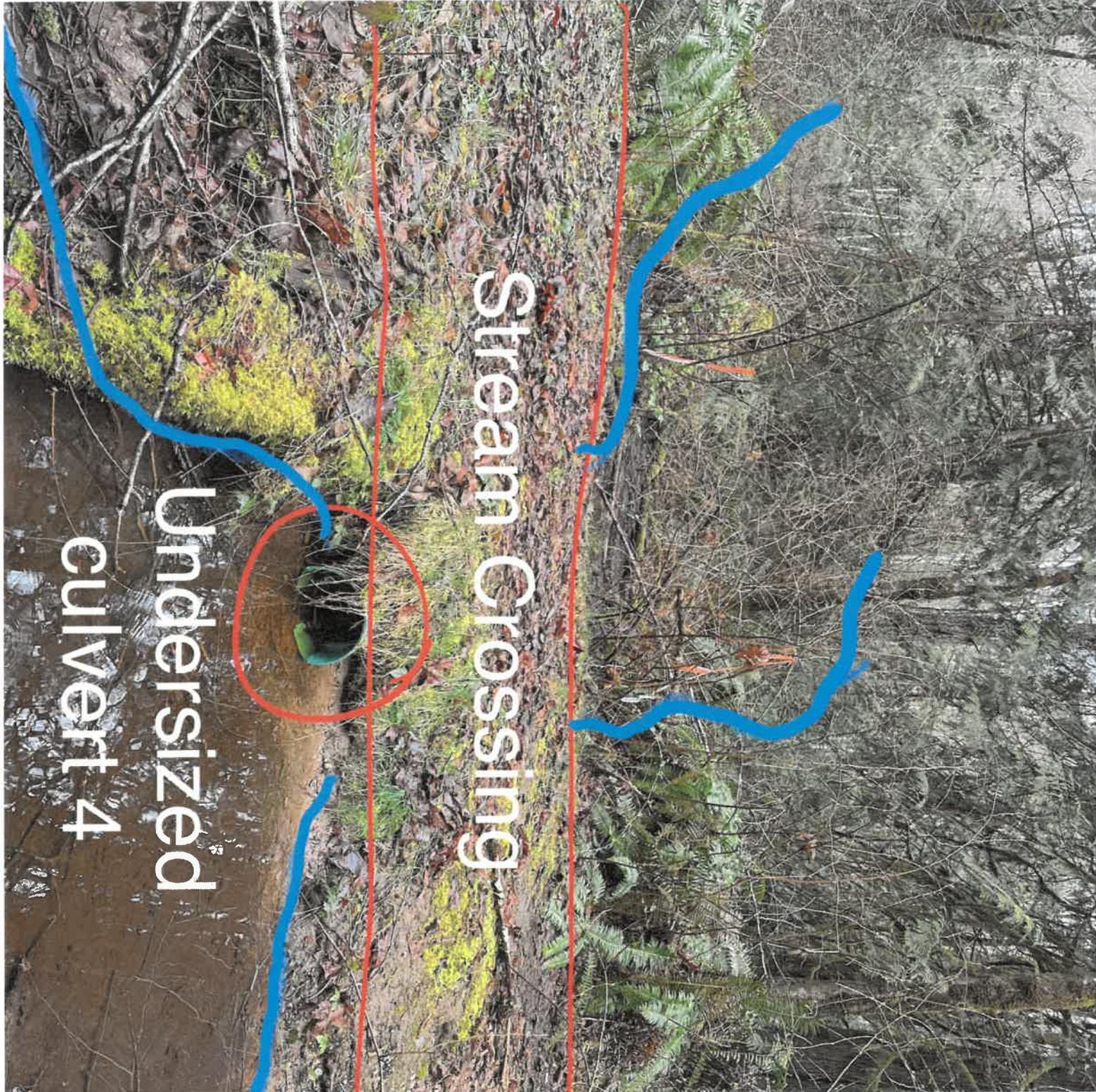


Stream crossing

Undersized culvert 3



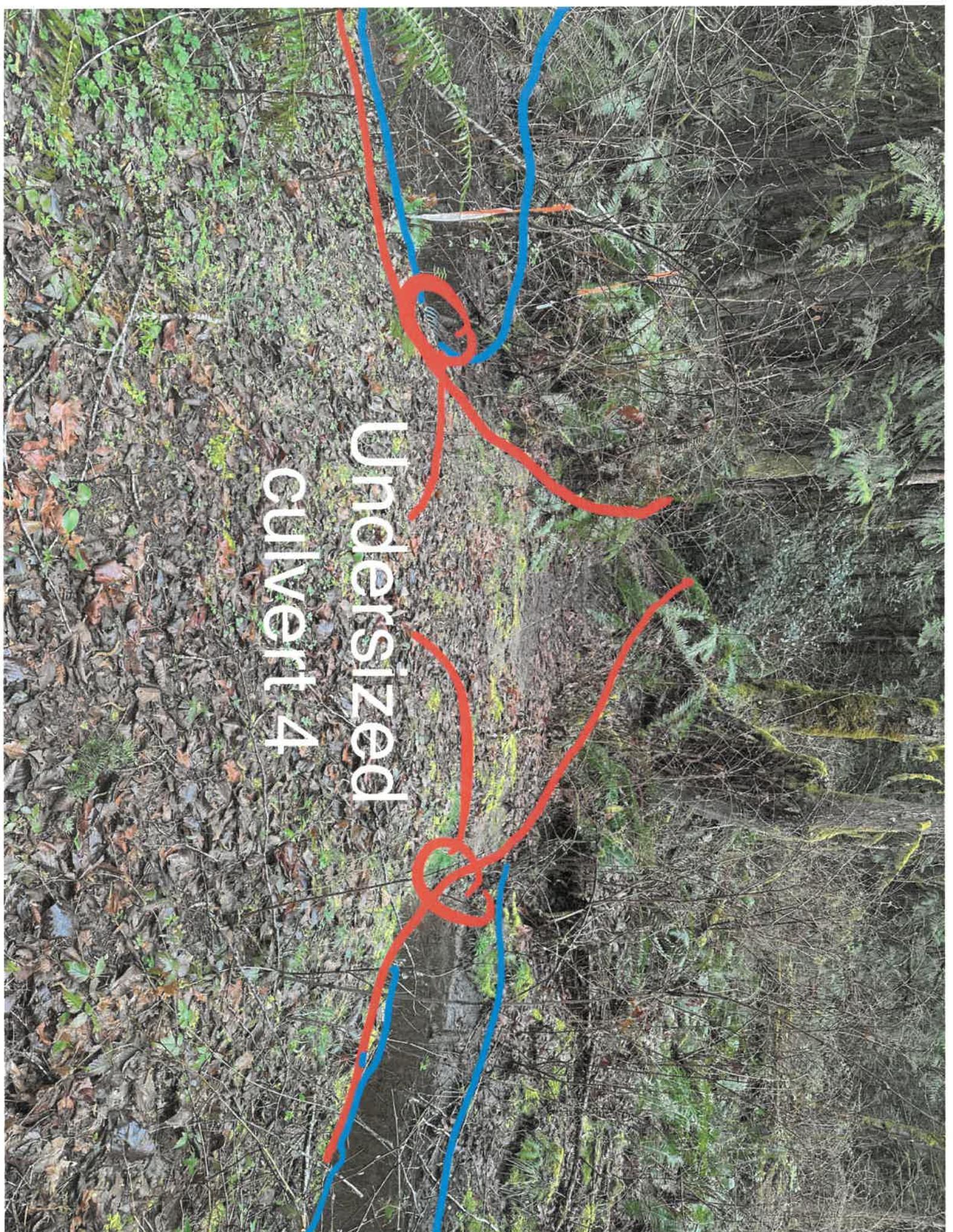
Undersized culvert 3

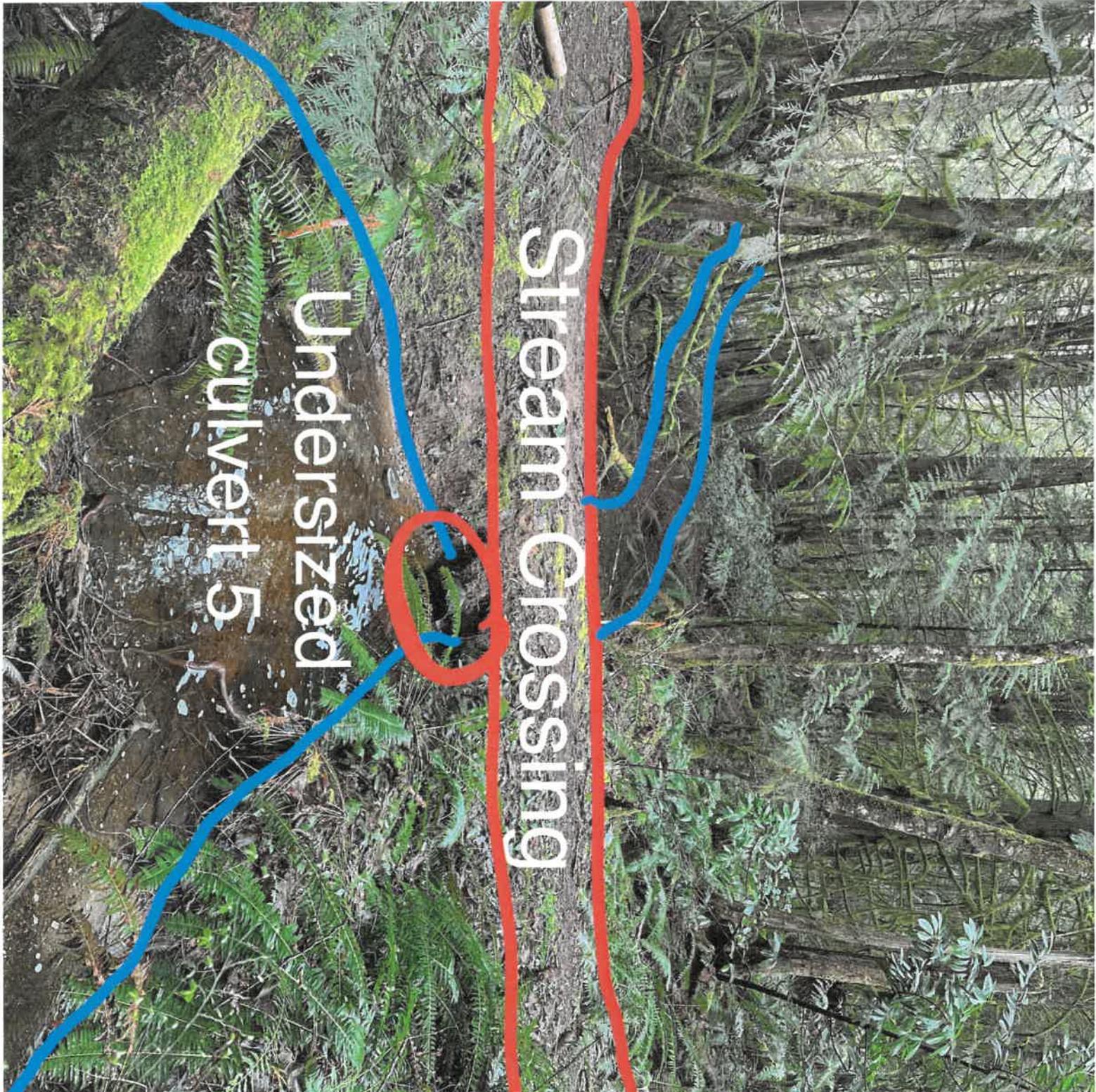


Stream Crossing

Undersized  
culvert 4

Undersized  
culvert 4

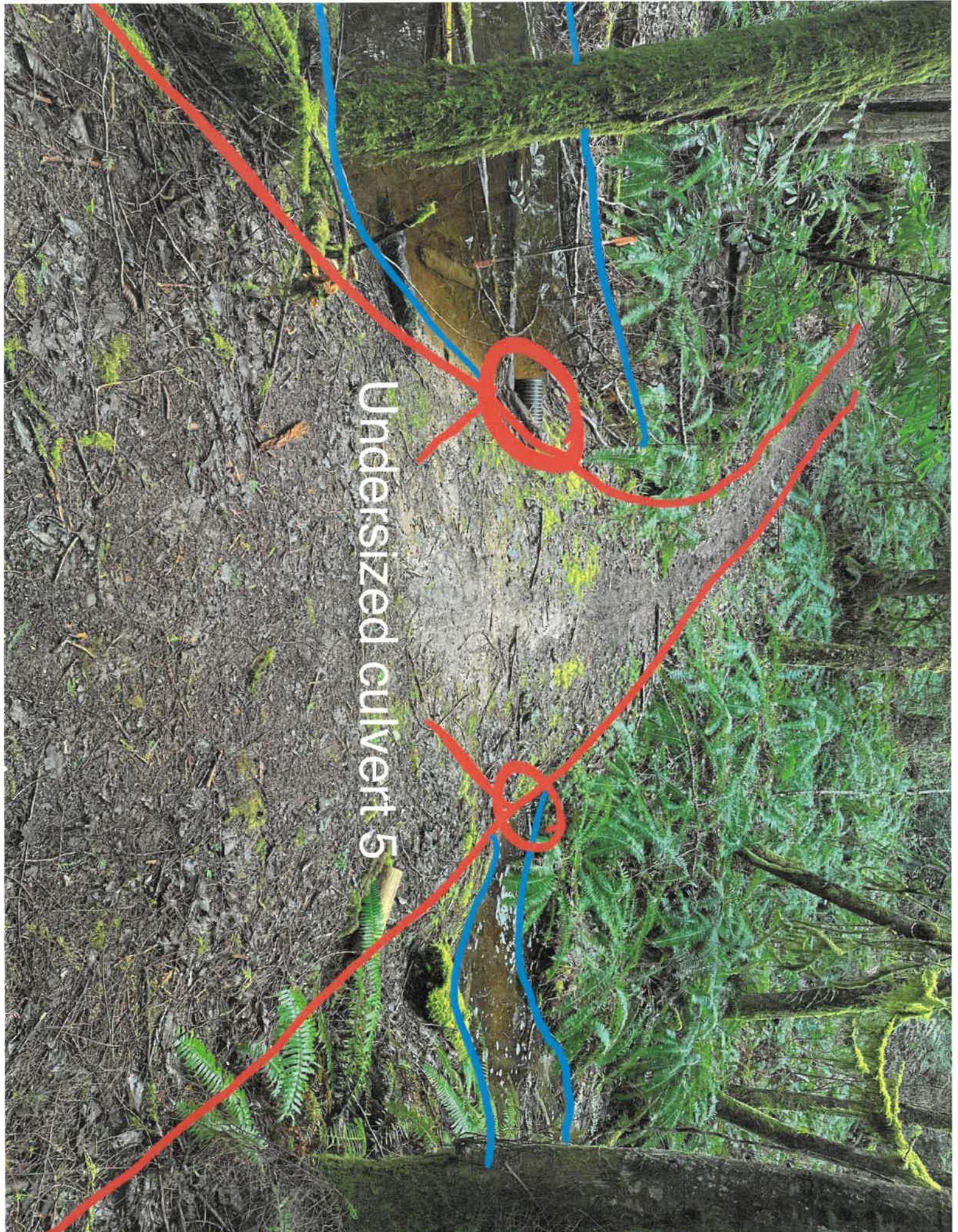




Stream Crossing

Undersized  
culvert 5

Undersized culvert 5



In regards to proposed rezoning of Property in the Barker Creek Corridor.

I am a resident of the Fairwood Ranch housing development and have been since 1982. I am concerned about the proposal to develop the land directly behind my home (account 222501-4-016-2004) and the properties just beyond (accounts 222501-4-026-2002 / 2241362, 222501-4-027-2001 / 2241370, 222501-4-024-2004 / 2241347 and 222501-4-025-2003 / 2241354).

The owners of the above properties are proposing to increase the number of homes allowed on the property from 1 residence every 10 acres to 1 residence in 5 acres. The property adjacent to this one is looking to increase its allowable residences to 5-9 per 10 acres. I believe developing these properties will be a detriment to the current rural area affecting traffic congestion, noise levels and Barker Creek.

As stated in the current Comprehensive Plan Chapters under Achieving the Vision: "Kitsap County recognized the importance of protecting the natural environment while providing for the needs of the growing number of residents and businesses that call this place home. Intact ecosystems, forest lands, shorelines, freshwater systems, and other critical areas all make up the natural environment of Kitsap County".

In an article published in the Kitsap Sun in 2003, Paul Dorn, the Suquamish Tribe's salmon recovery coordinator at the time, stated: "A lot more salmon are swimming in and out of Central Kitsap's Barker Creek than ever before" and "Back in the '70s and early '80s, Barker Creek had very few salmon, Now, we get a thousand adults returning every year." "In the '80s, when salmon were hard to find in Barker Creek, the Suquamish Tribe placed egg boxes on Pinsch Creek, a tributary of Barker, and stocked them with chum salmon eggs from a hatchery on Cowling Creek.

"Every spring after the eggs hatch, the tribe removes the screens that confine the baby salmon. The fast-moving water carries the tiny fish down to Barker Creek and out into Dyes Inlet. Four and five years from now, some of those fish should return to Barker Creek to spawn in gravel beds upstream. (2003 Kitsap Sun article)

In addition, a plot of land that could influence the delicate ecosystem surrounding Barker Creek was sold to Kitsap County, near the Presbyterian Church, to preserve that area. Shouldn't we continue the preservation effort?

We should do all we can to continue to increase the amount of salmon that use Barker Creek. There are enough things endangering our native salmon population that we don't need to introduce more factors that could damage this ecosystem. An increase in pollution could seriously damage the creek and the surrounding habitat.

Furthermore, the health district applied for a grant from the state Department of Ecology to fund a cleanup of Barker Creek and its watershed in the past. The source of the pollution in Barker Creek is most likely failing septic systems and livestock waste washing into tributary creeks. Adding more septic to the area could exacerbate this problem. We don't need to be adding pollution, but rather, decreasing it. More homes will not reach our clean environment goals.

The county website addresses the unique qualities of the rural environment. "The goals and policies also recognize that rural areas and communities have unique historical characters, appearances, and functions that should be retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy". "As per the Growth Management Act, the rural area of Kitsap County is much less developed than the urban areas. This zoning allows for large amounts of undeveloped land and for the protection of critical areas and rural character. The County also has an adopted Critical Areas Ordinance (CAO). The CAO protects the wetlands, fish and wildlife conservation areas, geologically hazardous areas, frequently flooded areas, and other critical areas.

I concur with the idea that, "the term rural also defines a philosophy of living and a quality of life. This quality of life includes a sense of quiet, community and a slower pace of life. Rural characteristics include the abundance of trees, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere. The elements of rural character also include the dynamic natural systems abundant in Kitsap County which can be vulnerable to human and natural change."

For the reasons stated, I am vehemently opposed to the development of the following sites:

Account: 222501-4-016-2004

Accounts: 222501-4-026-2002 / 2241362, 222501-4-027-2001 / 2241370, 222501-4-024-2004 /  
2241347 and 222501-4-025-2003 / 2241354

Sincerely,

Janice N. Martin



**RECEIVED**  
FEB - 2 2006  
KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

February 2, 2006

TO: Kitsap County Department of Community Development  
Citizens Advisory Committee-Silverdale Sub-Area Plan

FROM: Chums of Barker Creek Citizen's Group

RE: **A petition to preserve the Barker Creek watershed as a protected greenbelt outside the Urban Growth areas of Silverdale, Central Kitsap and Bremerton**  
(Supplement to letter dated June 25, 2005)

### I. REVIEW OF PREVIOUS REQUEST

This supplement is submitted at this time because the urban growth areas that are now being designated on the maps of the Silverdale Sub Area Plan do not correspond or correlate with the intentions of the Growth Management Act or the legal and environmental reasons stated in the previous letter. It seems that a sewer connection is the determining factor by which the CAC has established that a section of the Barker Creek corridor directly North of Waaga way be included in the study area and potential urban growth area. However, this would be contradictory to the goals for the preservation of the entire salmon stream corridor and the GMA requirement (**RCW.36.70A020(10)**)

#### A. Request

1. That the entire Barker Creek watershed west of the Central Valley Road be left out of the Urban Growth Areas. In addition, this would include the entire area east of Ridgetop down to and including the Bucklin Hill and Selbo Road area contained within the Barker Creek watershed.
2. That the Study Area boundary be readjusted to exclude the Barker Creek watershed entirely.
3. That the Barker Creek ecosystem from the estuary at Tracyton Blvd. to Waaga Way be zoned in accordance with the rural zoning North of Waaga Way since this is the predominant area for spawning and rearing habitat for the five salmonid species listed for this stream. It is only logical that removing this area from the Urban Growth Area should by its very nature eliminate the urban designation..

#### B. Rationale

1. "Key Counties and cities must identify open space corridors within and between urban growth areas. Open space includes such open space lands useful for recreation, habitat, trails and critical lands. (**RCW.37.70A.160**)
2. . Environmentally critical areas must be designated and protected. The designation and protection of critical areas is the first formal step required in implementing the GMA for two reasons:
  - a. to exclude critical areas from urban growth designation
  - b. to prevent irreversible environmental harm while comprehensive plans and implementing development regulations were prepared.
3. The Central Growth Management Hearings Board, "It is significant that the Act required cities and counties to identify and conserve resource lands and to identify and protect critical areas before the date that UGAs had to be adopted. (**RCW 37.70A.160**)

## Barker Creek Petition

### II. BARKER CREEK WATERSHED ANALYSIS INFORMATION

Keith Folkerts has brought numerous maps to the last two meetings, but has not had much opportunity to explain them in depth. Each of these maps require time to digest the scientific reasons why this corridor should be removed from the Urban Growth Areas. For example, he mentioned that Barker Creek is a Nodal or Riparian Corridor. From the Kitsap County Refugia Study, we know that Barker Creek:

Has a diversity of 5 salmonid species (one with an ESA listing)

Refugia Category B which equals high quality, but altered conditions; good ecological integrity.

**(Kitsap Peninsula Salmonid Refugia Study-p.24,26-27,42,60)**

There are many reasons why the Barker Creek corridor should be a preserved greenbelt and removed from the Urban Growth Areas as documented on the maps generated by Kitsap County.

#### **A. Map # 1-Silverdale Areas In Which New Development Most Significantly Impacts Recharge and Streams**

1. A fundamental axiom of growth management states, "The Land Speaks First" (RCW.36.70A.110) This map shows significant high impact areas in the extended study area where the sewer lines exist as well as the entire Barker Creek ecosystem south of Waaga Way.

2. Integrated planning and natural resource expertise are needed to accomplish good watershed management. "Whether it is sustainable development, ecosystem management or watershed management, it pretty much boils down to land use planning. Zoning requests can no longer have the luxury to be considered in isolation (i.e. site specific) when it is imperative that the entire watershed be considered." (Non Point Education for Municipal Officials, USDA Cooperative State Research, Education and Extension Service)

3. "We recognize Kitsap County must plan for and accommodate growth...in large part growth that is occurring because people recognize and appreciate the quality of life in Washington...in large part derived from our precious salmon, marine life and shellfish resources. A fundamental overriding concern for WDFW is that local government not assume that merely protecting critical areas will adequately protect foodfish and shellfish. In our view, the protection of fish and shellfish through GMA plans and regulations will not be achieved if the plans and regulations rely solely upon the identification and protection of critical areas within themselves, independent of surrounding land use and its impacts. The key is to address their needs and impacts from an ecosystem perspective." (Letter dated March 16, 1994 from WDFW to Director, Kitsap County Dept. of Community Development.)

#### **B. Map #2-Wildlife Habitat**

1. Clearly shows that the Barker Creek corridor is still a very important riparian zone for wildlife. However, it would be more accurate if the information included inventories performed at ground level.

2. "Another corridor runs from Dogfish Bay west of Keyport, south to the northeast shore of Dyes Inlet along Barker Creek. The corridor alignment in this area 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 of Brownsville, thereby providing an overland movement corridor from Dyes Inlet to Port Orchard." (Kitsap County Open Space Plan, Habitat Corridors Plan, Chapter VI, p.53)

3. The Kitsap County Greenways Plan has identified Barker Creek as a wildlife corridor the entire length and its importance as a fisheries resource (Kitsap County Greenways, Appendix II, Technical Issues Report, p. 29.6.2)

## Barker Creek Petition

### **C. Map # 3 -Building Limitations**

1. This map shows a Priority # 1 Eagle Habitat at Island Lake.
2. The area being considered for more intense development shows hydric soils, moderate geological hazard areas and major wetlands especially in the area directly north and south of Waaga Way.
3. "Some critical areas such as wetlands and fish and wildlife habitat conservation areas may constitute ecosystems that transcend the boundaries of individual parcels and jurisdictions so that it is necessary to address the protection of their structure, function and value on a larger scale (such as a watershed)"  
**Tulalip Tribes vs. Snohomish County CPSSGMHB No. 96-3-0029 Final Decision and Order, January 8, 1977)**  
([http://www.kitsapgov.com/dcd/community\\_plan/subareas/silverdale/natural%20environ%20exist%20cond/building\\_limitations.pdf](http://www.kitsapgov.com/dcd/community_plan/subareas/silverdale/natural%20environ%20exist%20cond/building_limitations.pdf))

### **D. Map # 4 - Aquifer Recharge Areas.**

1. The entire area directly north and south of Waaga Way is designated as aquifer recharge areas of concern with highly permeable soils.
2. "The Barker Creek drainage is designated as the non-urban environment that separates the Bremerton and Silverdale long term growth areas. This drainage feature is not only a valuable ecological resource, it retains a vestige of the natural systems that prevailed across East Bremerton until urbanization took hold in the 1970s. It also provides open space as a balance to the expanding urban area, as specified by the Growth Management Act". (Excerpt from the Bremerton Comprehensive Plan)  
([http://www.kitsapgov.com/dcd/gis/maps/environmental/Aquifer\\_Recharge\\_Areas.pdf](http://www.kitsapgov.com/dcd/gis/maps/environmental/Aquifer_Recharge_Areas.pdf))

### **E. Map # 5 - Surficial Geology(QVA -QVR only)Barker Creek Watershed**

The importance of the impermeable soils and infiltration factors need to be protected as noted in the following scientific studies:

- 1) The Vashon aquifer(Qva) is composed of advance glacial outwash, which generally is a well-sorted deposit of gravelly sands with occasional lenses of fine-grained material(Cox, S.E. 2003)
- 2) Outwash deposits (both advance and recessional) compose the vast majority of permeable sediments found across the Lowland. They permit rapid infiltration and groundwater movement and therefore due to the importance of the impermeable soils infiltration, aquifer recharge, and groundwater supply characteristics -it needs to be protected. (Montgomery, Bolton, Booth and Wall,eds. 2003)  
([http://www.kitsapgov.com/dcd/community\\_plan/subareas/silverdale/natural%20environ%20exist%20cond/bark\\_crk\\_surf\\_geo.pdf](http://www.kitsapgov.com/dcd/community_plan/subareas/silverdale/natural%20environ%20exist%20cond/bark_crk_surf_geo.pdf))

### **F. Map # 6 -Sewer Lines**

1. The sewer lines that extend through the study area out to the Brownsville station were installed for the utilization of the development along Ridgetop and the Silverdale areas. The existence of these sewer lines running across Barker Creek at Waaga Way is not an automatic reason for extensive development in this area. On the contrary, the numerous environmental concerns indicated on all the previous maps override the merits of using this sewer line for additional development purposes.

2. Individual ambitions can sooner or later overwhelm consideration of the common good.

a. It is well documented that a very significant section of the Central Valley Community request that the area north of Waaga Way remain rural.

(Petition submitted by the Concerned Citizens (at least 100 signatures) for Central Valley, May 24, 2005

b. A petition was submitted and signed by at least 127 property owners representing approximately 275 acres within the Barker Creek watershed. requesting that the Barker Creek watershed be designated a protected greenbelt outside the Urban Growth areas of Silverdale, Central Kitsap and Bremerton. This same petition documented a long history of the efforts by the Chums of Barker Creek citizens' organization to preserve this salmon stream and ecosystem (Petition submitted by Chums of Barker Creek, June 2005)

*Submitted by  
Murray Beaton  
2/2/06*

**Barker Creek Petition**

**ATTACHMENTS**

**Map # 1 - Silverdale Areas in which New Development Most Significantly  
Impacts Recharge and Streams**

**Map # 2 - Wildlife Habitat**

**Map # 3 - Building Limitations**

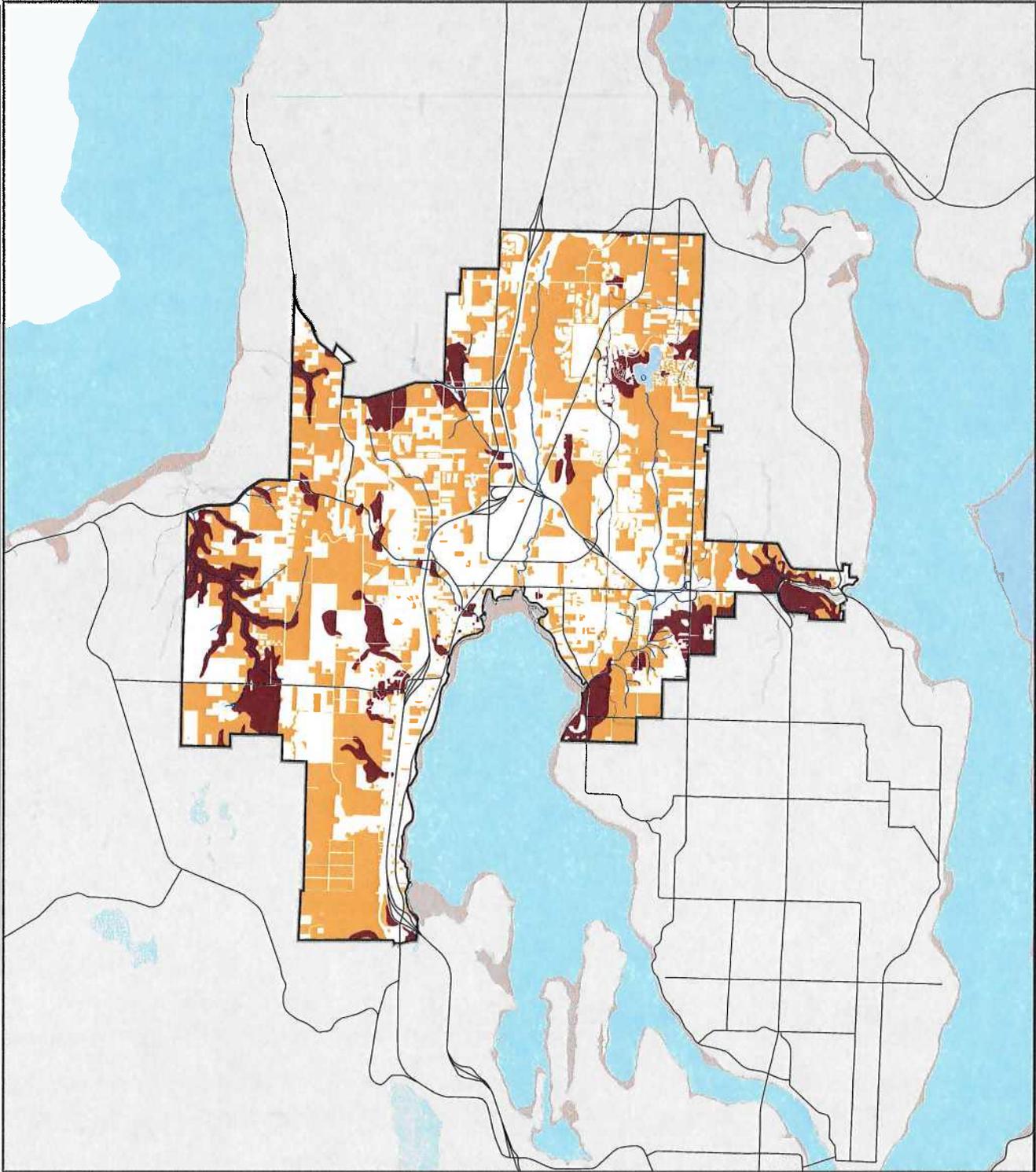
**Map # 4 - Aquifer Recharge Areas**

**Map # 5 - Surficial Geology (QVA-QVR only) Barker Creek Watershed**

**Map # 6 - Sewer Lines**

**Petition to Preserve the Barker Creek Watershed as a protected Greenbelt outside the Urban Growth Areas  
of Silverdale, Central Kitsap and Bremerton  
(To members of the Citizens Advisory Committee from Chums of Barker Creek, June 2005)**

**Silverdale  
Areas  
In which new  
Development  
Most  
Significantly  
Impacts  
Recharge  
and Streams**

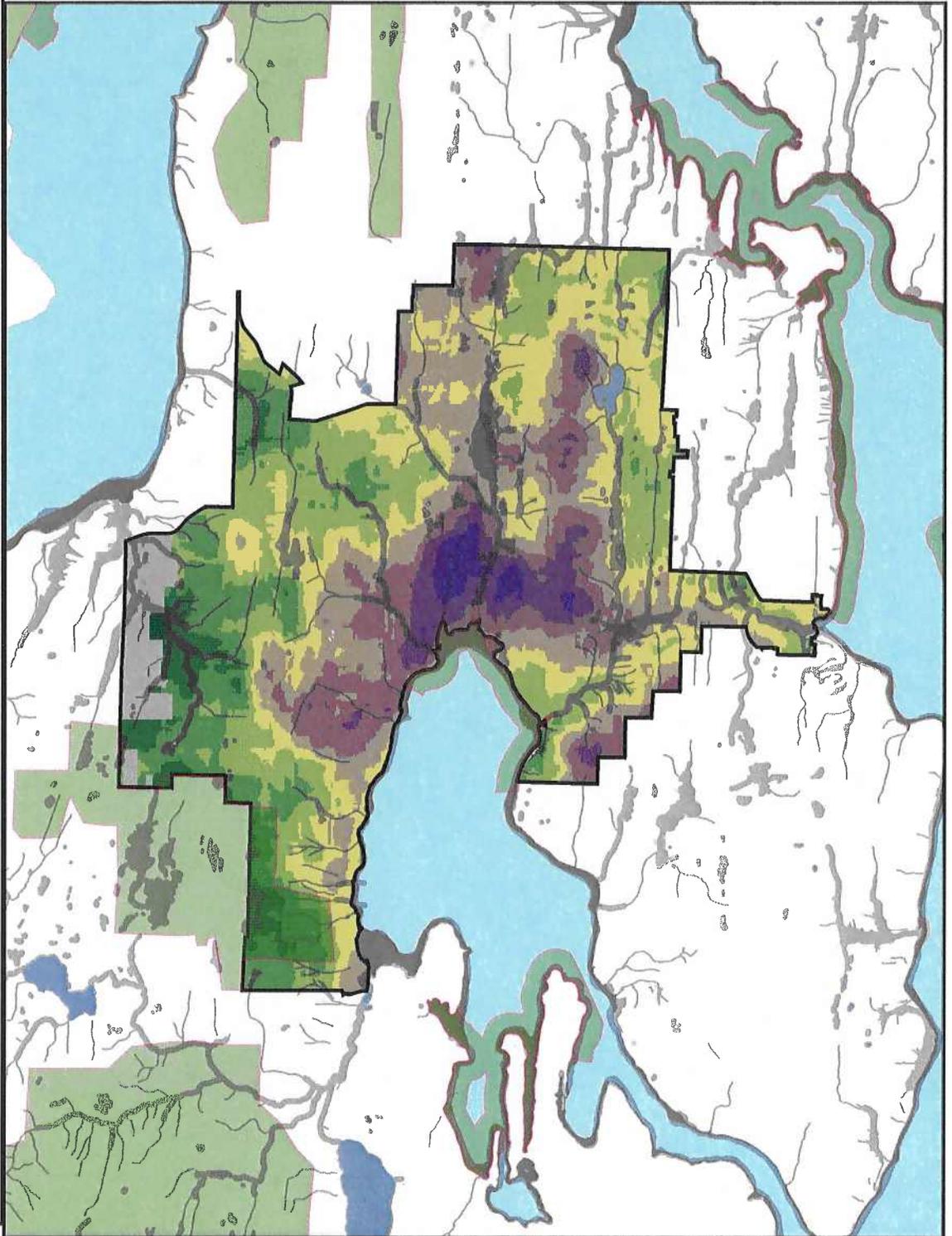
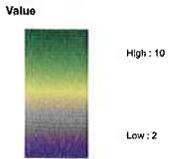


# Silverdale Study Area

## High Quality Wildlife Habitat WDFW Habitat Assessment

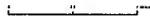
### Legend

-  Wetlands, Streams, Geo Hazards
-  Ecoregionally Significant Habitat



This map was created from aerial photography and other data sources. It is not intended to be used for legal purposes. The user of this map assumes responsibility for obtaining the necessary permits and approvals. This map is not a substitute for professional advice.

Map Date: January 17, 2006



# Silverdale Building Limitations Critical Areas

- State HWY/Route
- Principal Arterial
- Secondary Arterial/Collector
- Silverdale Study Area
- UGA
- Urban Growth Area
- Tax Parcels
- DNR Hydro 2004**
- Water Type 1
- Water Type 2
- Water Type 3
- Water Type 4
- Water Type 5
- Unclassified Water
- Wetlands
- Flood Zones
- DNR Hydro 2004 Water Bodies**
- Wetlands (DNR)
- Tidelands
- Open Salt Water
- Open Fresh Water
- Class 1 Salmon Habitat Protection Zone**
- POSSIBLE
- SHORELINE: MANDATORY
- Geologically Hazardous Areas**
- High Hazard Areas
- Geologic Areas of Concern
- Hydric Soils**
- Hydric Soils
- Saltwater and Tidelands**
- Tidelands
- Open Salt Water

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

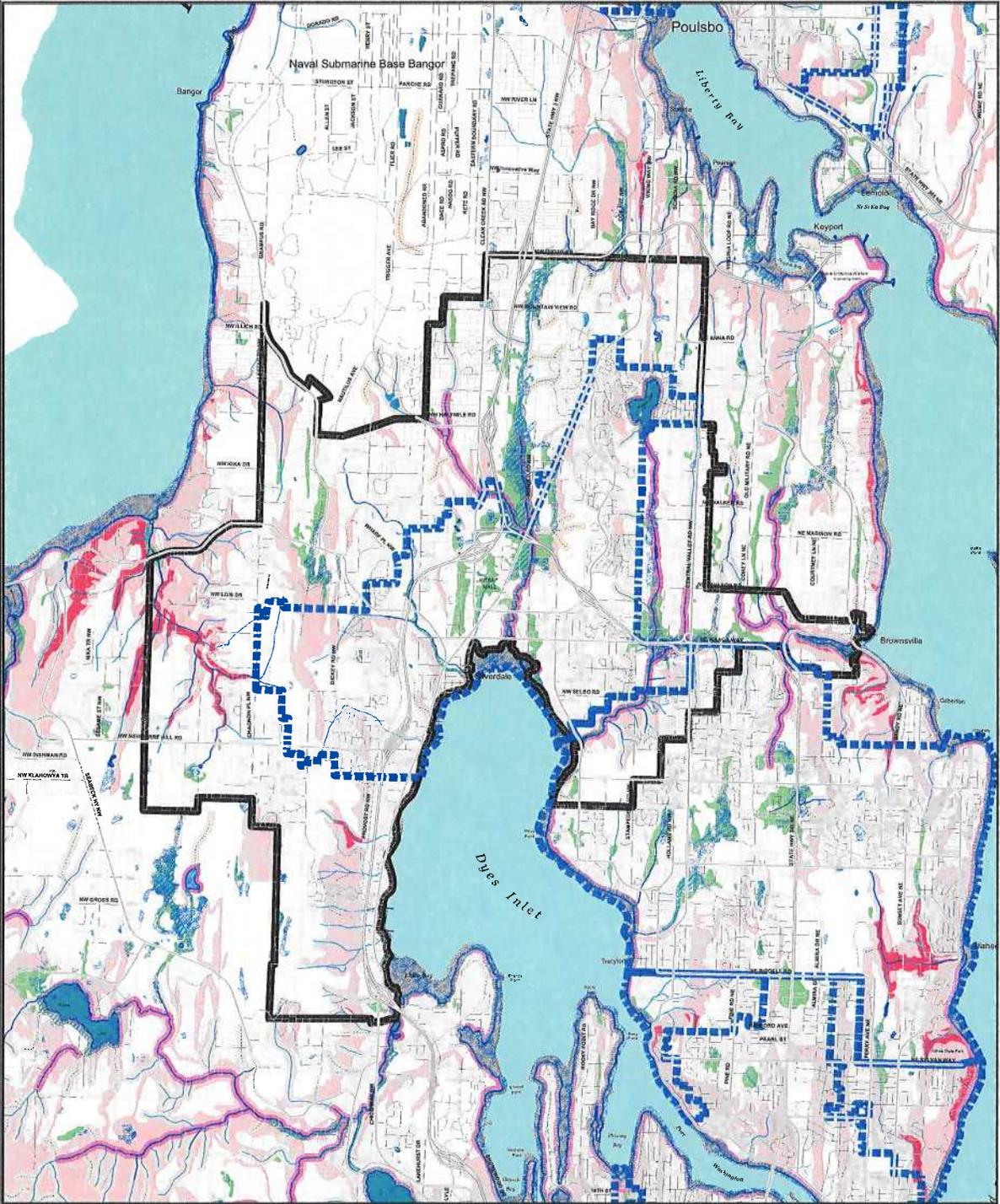
\* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY \*

Map Date: May 31, 2005

As presented this map is an unfinished product, and as such is presented as a DRAFT. It is intended as a tool for urban planning efforts in this locality. There are many cartographic features on this product that may change in the future, such as labeling and sheet placement, RGB value and transparency, and annotation features. It is intended for your review and comments, and we hope that you will find it helpful in your planning efforts. If you have any comments or suggestions about this map, contact David Rahn (DCR@KID) at 317-7332 or by email at david@kdm.gov

Draft

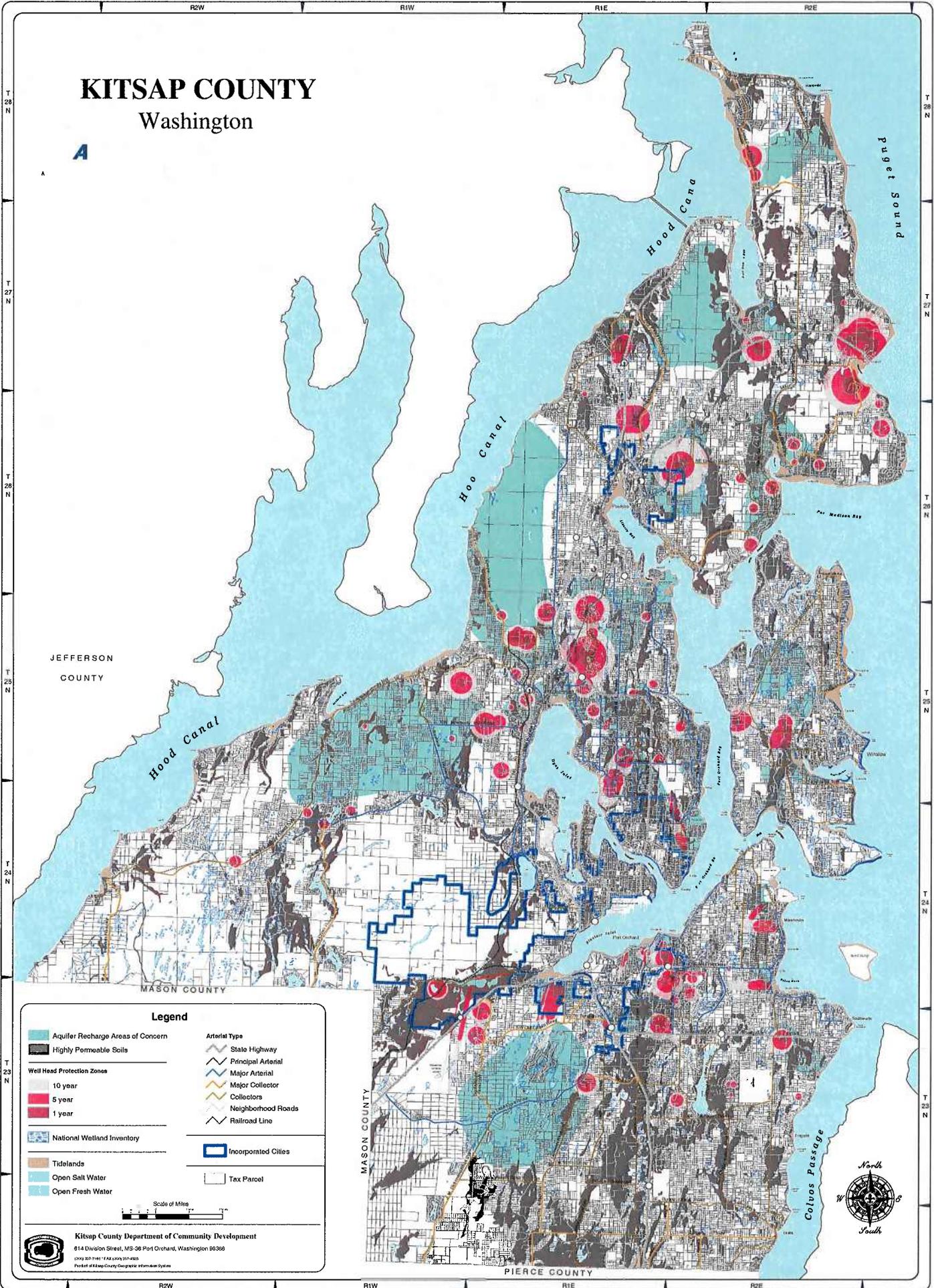
Kitsap County Department of Coosuality Development  
 631 Duane Street, MS-36 Port Orchard, WA 98150  
 www.kitsap.gov



# KITSAP COUNTY

Washington

A



JEFFERSON COUNTY

MASON COUNTY

MASON COUNTY

PIERCE COUNTY

**Legend**

Aquifer Recharge Areas of Concern	Arterial Type
Highly Permeable Soils	State Highway
Well Head Protection Zones	Principal Arterial
10 year	Major Arterial
5 year	Major Collector
1 year	Collectors
National Wetland Inventory	Neighborhood Roads
Tidolands	Railroad Line
Open Salt Water	Incorporated Cities
Open Fresh Water	Tax Parcel

Scale of Miles: 0 1 2 3 4 5

**Kitsap County Department of Community Development**  
 614 Division Street, MS-36 Port Orchard, Washington 98366  
 (206) 337-7161 • FAX (206) 337-4155  
 Product of Kitsap County Geographic Information System

# Silverdale

## Surficial Geology (QVA-QVR only)

### Barker Creek Watershed

**QVA\_QVR**

**LABEL**

- Qva
- Qvr

**NAME**

- Barker Creek Watershed
- Urban Growth Area
- Silverdale Study Area
- WATERSHEDS

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.

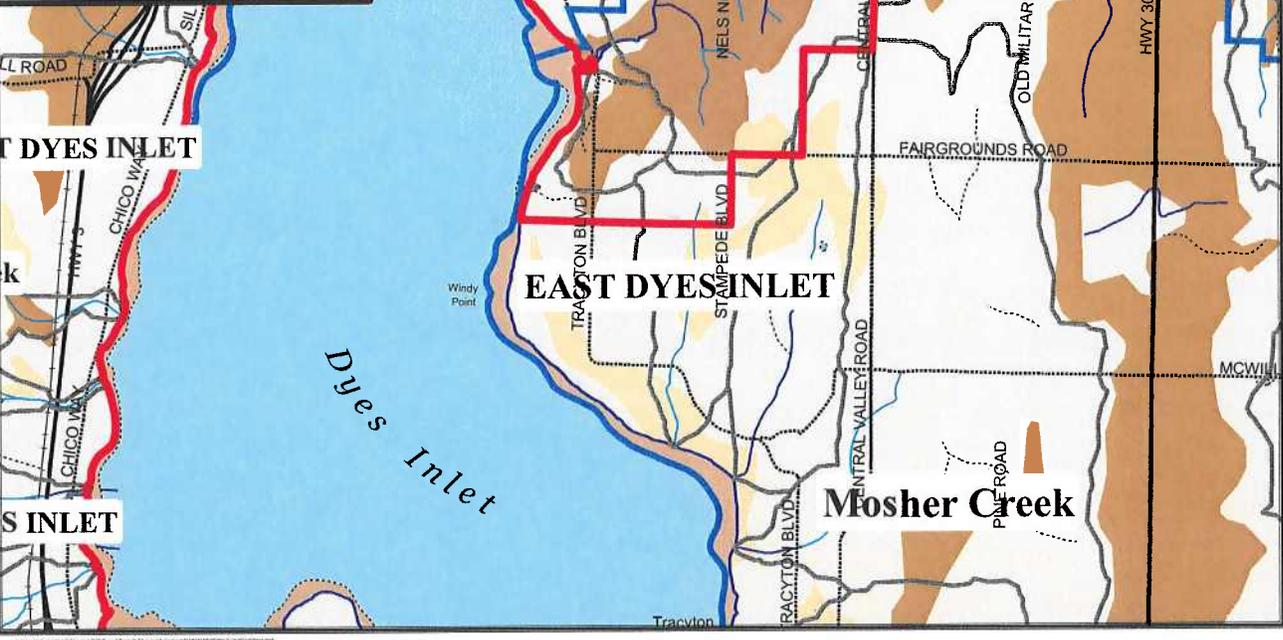
\* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY \*

Map Date: September 27, 2005

At present this map is an unfinished product, and as such is presented as a DRAFT, available as a tool for subarea planning efforts in this locality. There are many cartographic features on this product that may change in the future, such as labeling and label placement, RGB values and transparency, and annotation features. It is presented for your review and comments, and we hope that you will find it helpful in your planning efforts. If you have any comments or suggestions about this map, contact David Nash (DCD/GIS) at 337-7232 or by email at dnash@co.kitsap.wa.us

Kitsap County Department of Community Development  
614 Division Street, MS 36 Port Orchard, Washington 98366  
360-337-7231 FAX: 360-337-4782  
Products of Kitsap County Geographic Information System

**1:24,000**



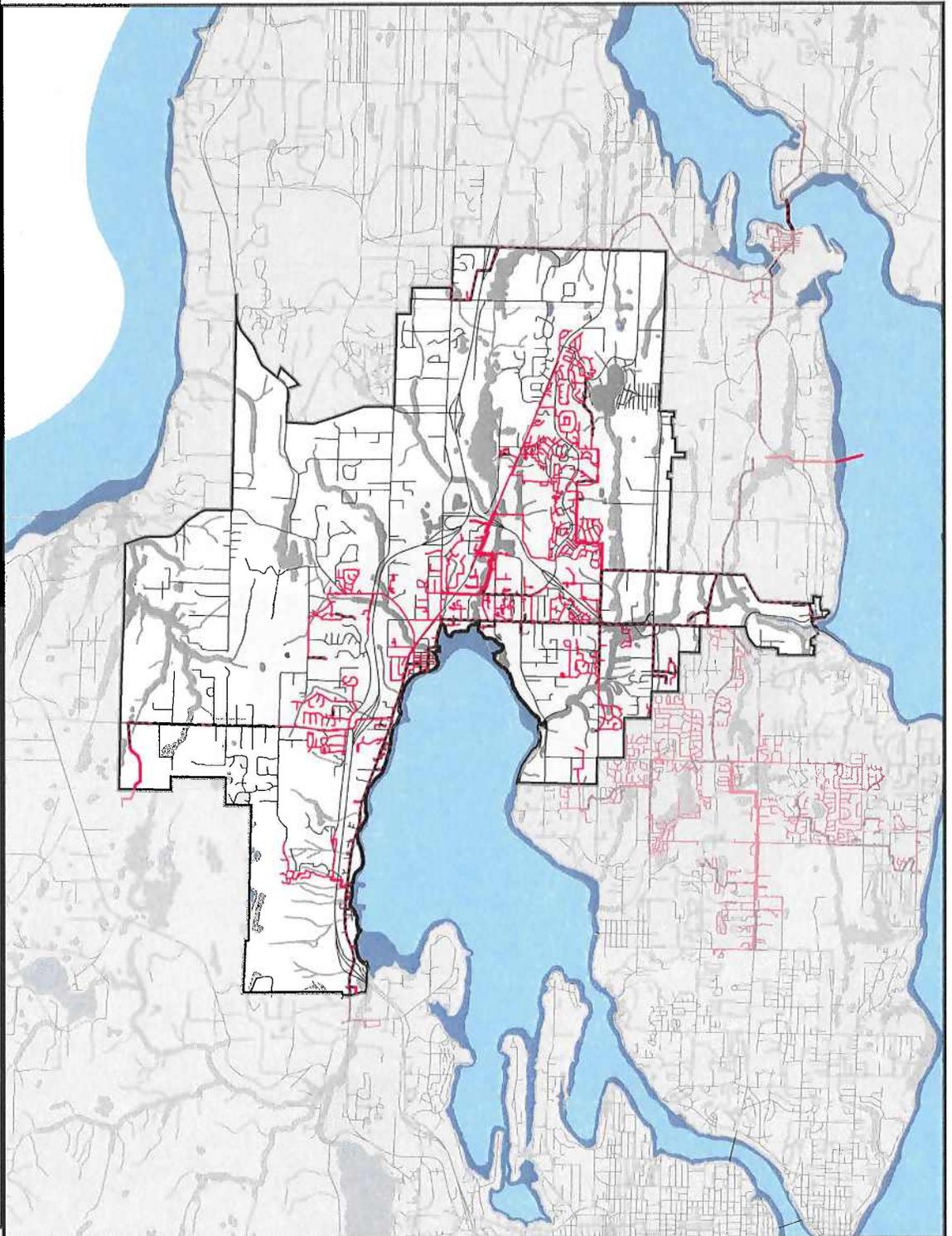
# Silverdale

Study Area

## Sewer Service Areas and Current Sewer Lines

### Legend

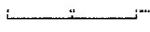
-  sewerserviceareas
- Gravity Main**
- DIAMETER**
-  0 - 8
-  9 - 12
-  13 - 24
-  Pressurized Main
-  Wetlands, Streams, Geo Hazards



This map was created from existing maps, records, or from field surveys. It is not a guarantee of accuracy. The user of this map assumes responsibility for its use. This map is not a substitute for professional engineering services.

Map Date: January 17, 2018

This map is prepared by the City of Silverdale, Washington. It is not a guarantee of accuracy. The user of this map assumes responsibility for its use. This map is not a substitute for professional engineering services.





COPY

June 2005

TO: Members of the Citizens Advisory Committee, Silverdale Sub-Area Planning  
Daren Nygren, President, Bremerton City Council  
Chris Hugo, Director, Dept. of Bremerton Community Development

FROM: Chums of Barker Creek citizens' group

RE: A Petition to preserve the Barker Creek watershed as a protected greenbelt outside the Urban Growth areas of Silverdale, Central Kitsap and Bremerton.

**Location:** The Barker Creek corridor/watershed (2528 acres with approx. 5.5 miles of streams) to include the area west of Central Valley Road from Island Lake Road to Fairgrounds Road and east of the Ridgetop Development down to Tracyton Blvd. at Barker Creek Road..

(Attachment # 1- Map of Barker Creek watershed)

**Zoning:** Rural Residential (1 du per 5 acres) to remain in areas so designated.

Urban Restricted to remain in areas so designated.

However, a maximum of lot sizes ranging from one to two and one-half acres are also consistent with the majority of historic zoning in the Barker Creek corridor. The Growth Management Hearings Board in the **Bremerton v. Kitsap County** decision recognized the need for protection of critical areas within an urban growth area (**Bremerton v. Kitsap County, CPSGMHB No. 95-3-0039**). Therefore, the County would be on safe ground setting the maximum density as lot sizes ranging from one to two and one-half acres.

Tracking the zoning and Critical Areas Ordinance with the Comprehensive Plan is necessary to provide consistency among the County's comprehensive plan, the Silverdale Sub-Area Plan and regulations to ensure the public is fully aware of the protections provided to a critical area.

**Proposed Use:**

Wildlife Preserve Corridor. Emphasis should be placed as an interconnecting corridor for wildlife movement and on permanent protection for an environmentally sensitive salmon stream.

Property owners are very adamant that they do not want a long walking/biking trail along the creek system. Rather they would prefer a corridor which includes wildlife habitat and inaccessible to the public for trail systems. Their contention is that there already is a well established creek-side trail at Clear Creek and a bike trail along Trigger Avenue.

**WHAT ARE THE REASONS FOR THIS REQUEST?**

**I. Legal Reasons**

**A. Environmentally critical areas must be designated and protected. (RCW. 36.70A020(10), 060.110.170,175)**

The designation and protection of critical areas is the first formal step required in implementing the GMA for two reasons:

1. to exclude critical areas from urban growth designation and
2. to prevent irreversible environmental harm while comprehensive plans and implementing development regulations were prepared.

In an oft-quoted passage, the Central Growth Management Hearings Board explained:

"It is significant that the Act required cities and counties to identify and conserve resource lands and to identify and protect critical areas before the date that UGAs had to be adopted.

**(RCW 37.70A.160)** "Key Counties and Cities must identify open space corridors within and between urban growth areas. Open Space includes such open space lands useful for recreation, habitat and trails, and critical lands."

Leaving the Barker Creek corridor, as described above, out of either Bremerton, Central Kitsap or Silverdale UGAs would provide an environmental buffer between city limits. By agreement among Bremerton and Kitsap County, the Barker Creek corridor separator would provide long-term certainty about each community's ultimate growth without the need for either Bremerton or the proposed city of Silverdale to "push" its respective UGA in the short terms to protect future interests.

April 2006

TO: Eric Baker, Kitsap County Department of Community Development  
Members of the Kitsap County Planning Commission  
Kitsap County Board of County Commissioners  
Members of Bremerton City Council  
Mark Maureen, Director, Kitsap County Facilities, Parks and Recreation Dept.

FROM: Chums of Barker Creek Citizens' Organization

RE: Comprehensive Plan 2006 - This updated submittal is provided in response to the process now taking place in Kitsap County updating the 1998 Comprehensive Plan and the Environmental Impact Statement

**I. CHUMS OF BARKER CREEK REQUEST TO PRESERVE AND PROTECT THE BARKER CREEK CORRIDOR BY REMOVING THAT PORTION SOUTH OF WAAGA WAY FROM THE URBAN RESTRICTED ZONING TO RURAL.**

In 1996 the Chums of Barker Creek submitted a formal request to preserve the Barker Creek corridor. This was stated in a letter dated January 30, 1996 to John Vodopich, DCD from Bricklin & Gendler on behalf of the **Chums of Barker Creek** (Attachment #1). Now in 2006, the requests stated in that letter require an update and revisions as follows:

**Revision #1)** 1996-Maintain the Urban Restricted designation for the Barker Creek corridor. This request requires a revision from urban restricted to rural. The Urban Restricted zoning has not protected the Barker Creek corridor as the definition of this designation is not adhered to by developers or county planning staff. Rather developers within this zoning area have been encouraged by County Planning Staff to build to the maximum. In addition, the dwelling unit per acre has been allowed to be increased if the designated sensitive areas are not build able. This is a contradiction for preservation. The definition is as follows:

"The Urban Restricted designation is applied to those areas within urban growth boundaries which have been identified as being significant critical areas. These include significant salmon spawning streams, wetlands, and steep slopes. The intent is that development would be limited in these areas to protect these environmentally sensitive areas within urban growth areas. Nonresidential development would be limited and residential densities would be kept to a minimum."

Therefore, within the 2006 Comprehensive Plan update we are requesting that the area now designated as Urban Restricted south of WAAGA Way within the Barker Creek corridor and the Central Kitsap UGA be zoned rural in order to be compatible with the Rural zoning now in place north of WAAGA Way. There is presently one section south of WAAGA way still within the Silverdale UGA even on the Conservative Draft boundary map. (Attachment #2) The entire Barker Creek corridor needs to be removed from UGA boundaries in compliance with GMA.

**(RCW 37.70A.160- "Key Counties and Cities must identify open space corridors within and between urban growth areas. Open Space includes such open space lands useful for recreation, habitat and trails, and critical lands.")**

Further, the Comprehensive Plan must clearly state what it means to keep residential development to a minimum. Consistency between the Comprehensive Plan and implementing regulation is a core requirement for the Growth Management Act (See RCW 36.70A.040(3))

*clustering*

*proposed map  
↓  
just the same  
for map*

**Revision #2)** 1996-Identify maximum density in the Urban Restricted designation including the Barker Creek Corridor as lot sizes ranging from one to two and one-half acres, depending on the specific sensitive area.  
2006-Since we are now requesting a rural designation, this request no longer applies. The rural designation would be consistent with stipulations from the Hearings Board in other counties. For example, of particular interest is a quote from the Tacoma News Tribune dated August 6, 2006: "The County's rural separator, a 17 sq. mile area between Tacoma and Puyallup, will continue to allow no more than one house per 5 acres, or two houses per 5 acres if half of the land is set aside as open space."

**Revision # 3)** 1996-Adopt the Urban Restricted designation in the County's zoning and critical areas ordinances.  
2006-Since we are now requesting a rural designation, this request no longer applies.

**Revision # 4)** 1996- Maintain the Open Space designation on the Barker Creek corridor in the Comprehensive Plan and adopt zoning and critical areas regulations consistent with that designation.

2006- This request would continue to apply to the rural zoning request as well.

1996- Include the Barker Creek Corridor in the County's Greenway Plan.

2006- This request would continue to apply to the rural zoning request as well. The Kitsap County Greenways Plan has identified Barker Creek as a wildlife corridor the entire length and its importance as a fisheries resource.

**(Kitsap County Greenways Appendix II. Technical Issues Report, p. 29.6.2)**

In summary, Barker Creek is a critical, salmon spawning stream which must be protected from the impacts of urban development. This is well documented as follows:

1970- The steep slopes along Barker Creek at Tracyton Blvd. and Barker Creek Road were designated as hazardous sites. (Attachment #3)

2006- Silverdale Surficial Geology (OVA-QVR only) Barker Creek watershed -The importance of the impermeable soils and infiltration factors need to be protected.

([http://www.kitsap.gov/dcd/community\\_plan/subareas/silverdale/natural%20environ%20exist%20cond/bark\\_crk\\_surf\\_geo.pdf](http://www.kitsap.gov/dcd/community_plan/subareas/silverdale/natural%20environ%20exist%20cond/bark_crk_surf_geo.pdf)) (Kitsap County map, Attachment #4)

2006- Aquifer Recharge Areas ([http://www.kitsapgov.com/dcd/gis/maps/environmental/Aquifer\\_Recharge\\_Areas.pdf](http://www.kitsapgov.com/dcd/gis/maps/environmental/Aquifer_Recharge_Areas.pdf)) (Kitsap County Map, Attachment #5)

2006-Building Limitations

([http://www.kitsap.gov/dcd/community\\_plam/subareas/silverdale/natural%20environ%20exist%20cond/building\\_limitations.pdf](http://www.kitsap.gov/dcd/community_plam/subareas/silverdale/natural%20environ%20exist%20cond/building_limitations.pdf)) (Kitsap County Map, Attachment #6)

2006-Silverdale Areas in which new Development Most Significantly Impacts Recharge and Streams (Kitsap County Map, Attachment #7)

## **II. THE BARKER CREEK CORRIDOR IS A NATURAL GREENWAY BETWEEN THE URBAN GROWTH AREAS OF SILVERDALE AND BREMERTON. - include CK**

1) The Washington State Open Space Act (RCW 84.34.00) defines open space as any land area, the preservation of which in its present state would:

- \* Conserve or enhance natural, cultural or scenic resources;
- \* Protect streams, stream corridors, wetlands, natural shorelines and aquifers;
- \* Protect soil resources and unique or critical wildlife and native plant habitat;
- \* Promote conservation principles by example or by offering educational opportunities;

The Barker Creek Corridor meets these standards as described:

The Barker Creek Corridor is located in Central Kitsap County in the Dyes Inlet watershed. Barker Creek which flows from Island Lake and is fed from numerous small tributaries and underground streams, is one of only two remaining major salmon streams of Dyes Inlet. Trees (some nearing old growth), natural springs, pristine soil and undeveloped land protect and supply Barker Creek. Over 90 percent of the stream is still buffered with blackberry, ferns, native shrubs, large Douglas fir and cedars. Stream-associated wetlands and steep slopes are predominant features in this area of deep ravines and small creeks. Barker Creek is a Nodal or Riparian Corridor with a diversity of 5 salmonid species including winter steelhead runs as documented by Dr. R.L. Vadas, WDFW. Also, that it is a Category B which equals high quality, but with altered conditions; good ecological integrity. (**Kitsap Peninsula Refugia Study, p. 24, 26-27; 42;60**)

There is an abundance and diversity of resident and migratory birds (mallards, great blue herons, eagles, hawks, owls, pheasants, quail, pileated, downy and hairy woodpeckers, flickers, kingfishers as well as numerous smaller birds as documented in a list compiled by Cheryl Lippy to the WDFW, as well as by members of the Kitsap Audubon Society and the Wildlife Rehabilitation Center. This corridor allows them protection for feeding, nesting, roosting and rearing their young. Otters are frequently sighted in this stream and raccoons, coyotes, mountain beavers, and deer inhabit the wooded forested area.

Finally, Barker Creek provides spawning and rearing habitat for coho which in past years were deposited annually by the WA Dept. of Fish & Wildlife, but are presently sustained by natural runs. The Suquamish Tribe maintain a chum egg box on Pinsch Creek, a tributary to Barker Creek. The escapement number for chums is second to Chico in the Dyes Inlet Watershed. There are documented sightings of a few Chinook who utilize the estuary area for forage and shelter from predators. ("Pocket Estuaries Critical for Chinook - "Pocket estuaries are small, some 4 acres or less. Chinook and other fish simply love pocket estuaries using these sheltered habitats to feed, hide from predators, and prepare for their transition to the open ocean." NW Indian Fisheries Commission publication)

A biologist from the Suquamish Tribe and students from Olympic Community College have recently been conducting seining activities in the estuary. (Attachment #8). The fish produced in this system contribute to Canadian, as well as Indian and non-Indian catches in Washington waters.

Not often mentioned, but returning salmon in Dyes Inlet are a significant economic factor and should not be underestimated. Sports fishermen and their equipment needs are major contributors to a financial base in this area.

2) Kitsap County has already recognized the importance of protecting Barker Creek.

1992- Even though the Open Space Levy movement was not successful, the Barker Creek corridor was rated in the top ten priority areas in Central Kitsap to be preserved.

1994-Comprehensive Plan and zoning map (adopted pursuant to the Growth Management Act), the County established an open space overlay for the Barker Creek Corridor which provided some protections for Barker Creek, including protective buffers along Barker Creek. This Open Space overlay was recommended by staff and approved by the Planning Commission and the County Commissioners.

1994 - present - Millions of dollars have been obtained and utilized by several Kitsap County agencies for acquisition, research and restoration purposes within this corridor included, but not limited to:

- EnVest (US Navy and UW Research)
- Clean Water Act (SSWM; Kitsap Conservation District)
- SRFB-Acquisition and restoration funds (*Kitsap County Parks, Landmarks & Heritage*)
- WA Dept. of Ecology (Kitsap DCD; Kitsap Health District; Kitsap Conservation District)
- WA Dept. of Fish & Wildlife
- Suquamish Tribe funding
- Foundation funding (Brainerd Foundation; Bella Vista Foundation, Key Bank)
- Silverdale Port District

3) This entire corridor meets the Kitsap County Community Vision Open Space and Greenway Planning brochure (Attachment #9) goal as follows: Use Open Space lands to enhance recreational, educational and aesthetic opportunities as listed:

**Parks**

Island Lake Park	24 acres approx.
Kitsap County Facilities and Special Events Center	130 acres approx.
Anna Smith Park	7.5 acres approx.
Three Springs Outdoor Classroom	9 acres
Nature Preserve Areas purchased with SRFB moneys and/or Foundation moneys	30 acres approx.

**Churches**

CK Presbyterian Church	5 acres
Church of Jesus Christ, Latter Day Saints	5 acres approx.
Church of Christ, CK	3 acres
House of Refuge Ministry	.52 acres
New Hope Fellowship Church	5 acres
Keyport Bible Church	5 acres

**Schools**

Emerald Heights Elementary	6 acres
Ridgetop Junior High & Silveredge Elementary	25 acres
Fairview Junior High	

**Other**

Kitsap County Public Works	20 acres approx.
Great Peninsula Conservancy	10 acres approx.
Veterans of Foreign Wars of Central Valley	2 acres
Silver Spur Club	38 acres approx.
Puget Sound Energy	7 acres
Crista Camps	130 acres approx.

\* Note that 80 of the total 130 acres are undeveloped for outdoor environmental education and appreciation purposes. Recently purchased 15 additional acres to protect the stream corridor from development.

**III. CHUMS OF BARKER CREEK REQUEST THAT THE FORESTED AREAS, STEEP SLOPES AND WETLANDS WITHIN THE FORTY ACRE SITE OF THE KITSAP COUNTY PARKS AND SPECIAL EVENTS CENTER BE PRESERVED AND PROTECTED.**

- 1) The headwaters of Pinsch Creek are located within the parking area of the pavilion. Special attention needs to be focused on the sensitivity of this site and methods must be utilized for preventing increased impervious surface and runoff that would cause further destruction of this major tributary to Barker Creek. There is a history of major siltation taking place in this stream when the Fairgrounds were being built. As a result, thousands of Chum eggs were destroyed. A lawsuit by the Suquamish Tribe was settled out of court wherein the County are responsible for preventing further siltation and storm water runoff problems to Pinsch Creek. The screening box on Pinsch Creek continues to be filled with silt and is extremely poorly maintained.
- 2) Much of this 40 area site is designated as a hazardous geologic area. (Attachment # 3)  
There is a history of massive land slides directly below the Gordon Field complex which have caused major devastation and siltation to Barker Creek and estuary. Therefore, the surrounding forests, steep slopes and wetlands need to be designated as environmentally sensitive according to documented best available science. Unless and until these wetland, geological and hydrological reports are completed, any additional recreational activities within these areas and outside the ball fields cannot be justified, and therefore prohibited.  
(“The Land Speaks First”-RCW.36.70A110)

**IV. THE RESIDENTS OF THE BARKER CREEK CORRIDOR AND THE CENTRAL VALLEY COMMUNITY HAVE SUBMITTED PETITIONS REQUESTING THAT THE BARKER CREEK CORRIDOR AND THE CENTRAL VALLEY AREA BE LEFT OUT OF THE URBAN GROWTH AREAS**

These petitions correlate with the Kitsap County Community Vision Open Space and Greenway Planning brochure. (Attached # 9)

Its goals include:

- 1) Protect open spaces which contribute to community character and rural character.
- 2) Preserve and protect Kitsap County’s natural systems and sensitive areas including wildlife habitat and corridors.
- 3) Encourage the willing participation of private landowners. The petition submitted by the Chums of Barker Creek includes the total of 100 residents within the Barker Creek corridor and 35 additional Kitsap County residents.  
In addition the Concerned Citizens of Central Valley submitted a petition with over 100 signatures requesting that they remain in a rural zoning designation and do not wish to be included in an Urban Growth area.

- 4) The Land Use Classification Request of the Applicant Royal Valley, LLC-George Minder Corporation to be amended and rezoned to Urban Restricted does not meet the following criteria:
- C. The Subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood. It is documented that this subject parcel requires an EIS. These factors (major wetlands, hydric soils, salmon bearing streams, geological hazardous areas) are also indicated on the above referenced Kitsap County maps (See attachments)
  - D. The proposed amendment will not create pressure to change the land use designation of other properties, unless the change of land use is in the long term interests of the community in general.
  - G. The proposed amendment is consistent with GMA, Kitsap County-wise Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.

**V. REGARDING THE UPDATE AND INTEGRATED ENVIRONMENTAL IMPACT STATEMENT, THE CHUMS OF BARKER CREEK REQUEST THAT MUCH MORE EMPHASIS BE PLACED ON WATER RESOURCES (Quantity and Quality)**

- 1) There were few studies accomplished regarding water flow, water resource issues during the submittal of the 1998 Comprehensive Plan. However, the WRIA 15 Planning Unit appointed to perform indepth studies of the management of water resources within this watershed planning area have prepared in-depth and comprehensive documents that must be included in the present EIS ([www.kitsappeninsulawatershed.org](http://www.kitsappeninsulawatershed.org))
- 2) We encourage the Kitsap County Department of Community Development to continue to put a high priority on the Critical Aquifer Recharge Areas and place much more emphasis on the water quantity related issues than have been done in the past. (Attachment # 10 -Kitsap County Dept. of Community Development Critical Aquifer Recharge Areas- BAS Review, December 3, 2003)
- 3) "Environmental Impact Statement Scoping Notice for the Comprehensive Plan under the Growth Management Act" (letter from Steven M. Keller, Growth Management Act Coordinator, WDFW to Ron Perkerewicz, DCD, 1994) has significant statements that are equally as forceful, pertinent and meaningful as when they were written as follows:
  - p.4 - "Water
  - a. Surface water movement/ quantity/quality
  - b. Runoff/absorption
  - c. Groundwater movement/quality/quantity
  - d. Public water supplies"

"The DEIS should evaluate how the land use alternatives will affect the hydrology and water quality of streams and marine waters. Recent research has indicated that watershed development of approximately ten percent effective impervious surface area leads to irreversible adverse impacts on stream systems in both physical characteristics and biological communities. When natural landscapes with the ability to absorb, store and meter out rainfall to groundwater or surface flow are converted to impervious surfaces (streets, rooftops, etc.) stream and groundwater quantities and qualities are negatively affected. Small and medium streams such as those in Kitsap County are more affected by this than larger rivers. Winter peak stream flows become higher and more frequent; summer flows become lower. As a result fish production suffers. "

Storm water runoff control and treatment methods do not provide full mitigation for these effects, particularly for maintenance of summer stream flows. What streams will be most impacted by development and what changes in fish populations (i.e. changes in numbers and species) would be anticipated? Watershed analysis should be performed to evaluate the potential for damaging changes to stream hydrology and to help make informed decisions about directing growth to areas where those impacts may not be so critical."

*(It should be noted that now at least ten years later those watershed analysis' have been completed in Chico and Barker Creek watersheds and should be considered accordingly in determining where rezoning and future growth should occur)*

"Surface and groundwater withdrawals also affect stream flows. The DEIS should examine how land use will affect water withdrawals, what the source of future supplies will be, the effects of those withdrawals - from Kitsap County or adjacent county streams - will be on fish, shellfish and wildlife, and what mitigation for those affects will be provided. The DEIS should address existing or possible conservation measures, including reuse."

"The DEIS should discuss the environmental pros and cons of on-site sewage disposal versus sewage treatment plants including pipeline construction and maintenance, effects of STPs on surface water quantity and quality, and it should discuss alternatives to in-water disposal of sewage treatment plant effluents. The DEIS should address how land use and development regulations will affect protection and decertification of shellfish beds."

"The DEIS should examine the positive and negative effects of flooding. It should evaluate how land use will or will not allow flood plains to function naturally. It should evaluate the affects of "flood control" projects upon fish, shellfish and wildlife."

"The DEIS should evaluate methods to avoid flood damage and discuss methods to mitigate unavoidable adverse impacts."

#### IV. Parks

## ATTACHMENTS

- # 1 - Letter from Bricklin & Gendler to DCD(January 30, 1996)
- # 2 - Kitsap County Map -Silverdale UGA Conservative Alternative Draft Boundary
- # 3 - Map of Steep Slopes along Barker Creek at Tracyton Blvd. designation as a Geological Hazardous Area
- # 4 - Kitsap County -Barker Creek Watershed Map -Silverdale Surficial Geology (QVA-QVR only)
- # 5 - Kitsap County Map of Aquifer Recharge Areas
- # 6 - Kitsap County Map of Building Limitations
- # 7 - Kitsap County Map of Silverdale Areas in which New Development Most Significantly Impacts Recharge and Streams
- # 8 - "There's Good News for Kitsap Salmon" (Kitsap Sun article, October 13, 2005)
- # 9 - Kitsap County Open Space and Greenway Planning Brochure
- # 10 - Kitsap County Dept. of Community Development - "Critical Aquifer Recharge Areas -BAS Review (December 3, 2003)
- # 11 - Parks statement

ATTACHMENT  
# 1

**BRICKLIN & GENDLER,**

ATTORNEYS-AT-LAW  
FOURTH AND PIKE BUILDING  
1424 FOURTH AVENUE, SUITE 1015  
SEATTLE, WA 98101

DAVID A. BRICKLIN  
MICHAEL W. GENDLER  
DAVID S. MANN  
JENNIFER A. DOLD  
CLAUDIA M. NEWMAN

(206) 621-8868  
FAX (206) 621-0512

January 30, 1996

VIA FACSIMILE TO (360) 895-4925

John Vodopich  
Kitsap County Department  
of Community Development  
614 Division Street  
MS-36  
Port Orchard, WA 98366

Dear Mr. Vodopich:

On behalf of Chums of Barker Creek, I present the following site-specific request to be included in the new Kitsap County Comprehensive Plan and Map:

**CHUMS OF BARKER CREEK'S REQUEST TO PRESERVE  
AND PROTECT THE BARKER CREEK CORRIDOR**

- \* Maintain the Urban Restricted designation for the Barker Creek Corridor.
- \* Identify maximum density in an Urban Restricted designation including the Barker Creek Corridor as lot sizes ranging one to two and one-half acres, depending on the specific sensitive area.
- \* Adopt the Urban Restricted designation in the County's zoning and critical areas ordinances.
- \* Maintain the Open Space designation on the Barker Creek Corridor in the Comprehensive Plan and adopt zoning and critical areas regulations consistent with that designation.

John Vodopich  
January 30, 1996  
Page 2

- \* Include the Barker Creek Corridor in the County's Greenways Plan.

This submittal is provided in response to Kitsap County's request for individual site specific requests to be included in its new Comprehensive Plan and map (and implementing zoning ordinance and critical areas ordinance, and other development regulations).

The Barker Creek Corridor is located in Central Kitsap County in the Dyes Inlet watershed. Barker Creek, which flows from Island Lake and is fed from numerous small tributaries and underground streams, is one of the five major streams of Dyes Inlet.

Trees, natural springs, pristine soil and undeveloped land protect and supply Barker Creek. Over 90 percent of the stream is buffered with blackberry, ferns, shrubs, large Douglas firs and cedars. Stream-associated wetlands and steep slopes are predominant features in this area of deep ravines and small creeks.

There is an abundance and diversity of resident and migratory birds (mallards, great blue herons, eagles, hawks, pheasants, quail, pileated woodpeckers, flickers, kingfishers) that find protection for feeding, nesting, roosting, and rearing their young within the Barker Creek Corridor. Otters are frequently sighted in the stream and raccoons, coyotes, deer and red fox have inhabited the wooded forested area.

Finally, Barker Creek provides rearing habitat for coho fingerlings which are deposited annually by the Washington State Department of Fish and Wildlife. Chum salmon hatch out of egg boxes the Suquamish Tribe maintains on two sites on Barker Creek. The fish produced in this system contribute to Canadian, as well as Indian and non-Indian catches in Washington waters.

Kitsap County has already recognized the importance of protecting Barker Creek. In its 1994 Comprehensive Plan and zoning map (adopted pursuant to the Growth Management Act), the County established an open space overlay for the Barker Creek Corridor which provided some protections for Barker Creek, including protective buffers along Barker Creek. This open space overlay was recommended by staff, and approved by the planning commission and the County Commissioners.

The Urban Restricted Designation on the Barker Creek Corridor Should Be Maintained

The County's current Comprehensive Plan proposal designates the Barker Creek Corridor as Urban Restricted Residential. The Alternative Land Use Plan explains the purpose of the Urban Restricted Residential designation:

The Urban Restricted designation is applied to those areas within urban growth boundaries which have been identified as being significant critical areas. These include significant salmon spawning streams, wetlands and steep slopes. The intent is that development would be limited in these areas to protect these environmentally sensitive areas within urban growth areas. Non-residential development would be limited and residential densities would be kept to a minimum.

Alternative Land Use Plan at 8 (Jan. 8, 1996).

Reference to the map issued pursuant to the Alternative Land Use plan establishes that the Barker Creek Corridor is to be designated Urban Restricted.

Chums of Barker Creek supports the creation of the Urban Restricted designation and its application to the Barker Creek Corridor.<sup>1</sup> This designation recognizes that despite being located in an urban growth area ("UGA"), Barker Creek is a critical, salmon-spawning creek, which must be protected from the impacts of urban development.

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<sup>1</sup> The Growth Management Hearings Board in the Bremerton v. Kitsap County decision recognized the need for protection of critical areas within an urban growth area:

For example, 1- or 2.5 acre lots may be appropriate in an urban setting in order to avoid excessive development pressures on or near environmentally sensitive areas.

Bremerton v. Kitsap County, CPSGMHB No. 95-3-0039 at 1200. Thus, the County would be on safe ground setting the maximum density in the Barker Creek Corridor as lot sizes ranging from one to two and one-half acres.

A Maximum Density in the Barker Creek Corridor Should be Established

The County has taken an excellent first step in proposing the Urban Restricted designation. In particular, minimum development of residential densities is crucial to the protection of critical areas within a UGA. However, to effectively implement the Urban Restricted designation in the Barker Creek Corridor, the Comprehensive Plan must clearly state what it means to keep residential development "to a minimum." Chums of Barker Creek proposes that the maximum density in the Barker Creek Corridor should be lot sizes ranging from one to two and one-half acres, depending on the specific sensitive area.

Such a maximum density would be the minimum necessary to fulfill the purposes of the Urban Restricted designation. Further, a maximum of lot sizes ranging from one to two and one-half acres are consistent with the vast majority of historic zoning in the Barker Creek Corridor (previous to the County's adoption of the 1994 Comprehensive Plan). One to two and one-half acre lots would provide landowners in the corridor a reasonable use of their property within the UGA.

The Urban Restricted Designation Should be Incorporated into the County's Zoning and Critical Areas Ordinance

To insure that the Urban Restricted designation is implemented effectively, the Urban Restricted classification (and the areas designated pursuant to it) must also be included in the County's new zoning ordinance and critical areas ordinance ("CAO").

Currently, the County's Interim Zoning Ordinance (dated Oct. 23, 1995) does not include provision for the Urban Restricted classification. The zoning ordinance should be amended to include the Urban Restricted classification.

The Urban Restricted classification must also be incorporated into the County's CAO. The County's current interim critical areas ordinance (dated Oct. 23, 1995) does not reference the Urban Restricted classification. To adequately protect critical or sensitive areas designated Urban Restricted, the CAO should include the Urban Restricted classification and state that all requirements under the ordinance should be strictly construed to protect designated areas.<sup>2</sup>

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<sup>2</sup> Further, all stream and wetland setback or buffer requirements recommended by the Washington Department of Ecology should be included as mandatory requirements in the Urban Restricted classification as applied in the Barker Creek Corridor. This

In addition to a general incorporation of the Urban Restricted classification in the CAO, the Urban Restricted designation should be specifically included in the relevant subsections of the CAO as "critical areas," thus triggering the CAO's requirements.

Tracking of the zoning and critical areas ordinance with the comprehensive plan is necessary to provide consistency among the County's comprehensive plan and regulations and to insure the public is fully aware of the protections provided to a critical area.<sup>3</sup> Consistency between the Comprehensive Plan and implementing regulation is a core requirement of the Growth Management Act. See RCW 36.70A.040(3). Thus, it is essential for the Urban Restricted classification to be incorporated into the zoning ordinance and the CAO.

#### The Barker Creek Corridor Should be Included in the County's Greenways Plan

Currently, the County is also considering the adoption of a Greenways plan. The draft Kitsap County Greenways Plan, prepared by MacLeod Reckord, *et al.* and to be presented to the Planning Commission on January 30, 1996, designates the Barker Creek Corridor as a Natural Resource Corridor.

Chums of Barker Creek supports the inclusion of the Barker Creek Corridor in the County's Greenways Plan. The Barker Creek Corridor fulfills many of the components traditionally associated with a Greenway: it connects parks at Island Lake and the entrance to Dyes Inlet, the fairgrounds and stadium, athletic fields, an RV parking area, and a horse riding club. Further, the corridor provides trails, a natural resource area including salmon streams, steep slopes, wetlands, underground springs, an estuary with eelgrass and bird and wildlife habitat.

Further, Chums of Barker Creek supports MacLeod Reckford's recommendation that those areas identified in the Greenways be included and regulated by the County's CAO. Chums of Barker Creek also requests that those identified Greenway areas and the

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requirement should be included in the Urban Restricted designation for the Corridor in the Comprehensive Plan and map and in the zoning ordinance and the CAO.

<sup>3</sup> In addition, Chums of Barker Creek requests that the open space overlay remain on the Barker Creek corridor in the new comprehensive plan and map, the zoning ordinance and the CAO.

John Vodopich  
January 30, 1996  
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policies and protections afforded those areas in the Greenways Plan be incorporated into the County Comprehensive Plan and its zoning ordinance.

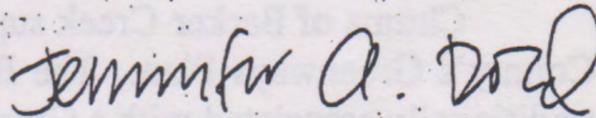
Numerous Landowners Along Barker Creek Support Preservation of the Barker Creek Corridor

Numerous landowners within and in the vicinity of the Barker Creek Corridor support its preservation. Many have voluntarily placed open space overlays on their property in an effort to protect Barker Creek. The County's recognition and protection of the Barker Creek Corridor would be supported by these and similar landowners and residents in the Corridor.

Thank you for your consideration of this request. Please contact Mary Bertrand, a representative of Chums of Barker Creek, or me with any questions. Mary Bertrand may be contacted at (360) ~~479-1191~~ 698-4004

Very truly yours,

BRICKLIN & GENDLER, LLP



Jennifer A. Dold

JAD:psc

cc: Chums of Barker Creek

Mary B

~~Steve Jones~~



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**

Temporary Address: Post Office Box 43135, Olympia, Washington 98504-3135 - (206) 902-2200; TDD (206) 902-2207

March 16, 1994

Kitsap County Department of Community Development  
Attention: Ron Perkerewicz  
614 Division Street  
Port Orchard, Washington 98366

**SUBJECT: Environmental Impact Statement Scoping Notice for the  
Comprehensive Plan under the Growth Management Act,**

Dear Mr. Perkerewicz:

Thank you for the opportunity to provide comments on the scoping notice for your comprehensive plan draft environmental impact statement (DEIS). This document will influence decisions regarding many planning issues within and adjacent to Kitsap County, including fish and wildlife resources, over the next two decades. Land use planning and environmental protection in Kitsap County is of particular concern to WDFW for a variety of reasons, most notably for maintenance of sport, tribal and commercial salmon fisheries, for protecting shellfish beds from additional closures or restrictions due to human consumption due to fecal coliform contamination and for maintenance of viable wildlife populations.

For example the status of salmon stocks in Kitsap County streams has state/tribal, intercounty, interstate, and international implications. Indeed the weak stock status of several salmon stocks originating from Kitsap and adjoining county watersheds, (for example Dewatto and Tahuya summer chums, and Dewatto River coho) has been a major factor in closing or limiting major salmon fisheries in Puget Sound and off the Washington Coast. Indeed the Pacific Fishery Management Council, responsible for managing fisheries off Washington, Oregon, and California coasts, are likely to close the ocean to salmon fishing this year because of declining coho salmon stocks, including those of Washington origin. These fishery restrictions affect state, local and county economies.

Many shellfish beds in Kitsap and adjoining counties have been classified as prohibited to harvest and others have been restricted to harvest except under special conditions due to fecal coliform contamination.

Ron Perkerewicz, Director  
March 16, 1994  
page 2

WDFW in recognition of fishery harvest and hatchery practices which have had an effect upon these resources is in the process of assessing those impacts and avoiding them where appropriate and possible. However, for the most part, we rely upon local government to assist us in protecting the habitat for these valuable resources. That protection comes in the form of land use planning and development regulations.

The merger of the Department of Fisheries with the Department of Wildlife into a single Department of Fish and Wildlife became effective March 2, 1994. Merger has facilitated our ability to consider land use effects on fish and wildlife and their habitat in a more coordinated holistic fashion. WDFW places a high priority on providing assistance and suggestions to make SEPA analysis of comprehensive plans as complete as possible regarding the needs of animals and the protection of their habitat in order to help preserve this state's rich fish, shellfish and wildlife heritage.

We recognize Kitsap County must plan for and accommodate growth, growth in large part that is occurring because people recognize and appreciate the quality of life in Washington. That quality of life in large part is derived from our precious salmon, marine fish and shellfish resources. We are anxious to work cooperatively with you to ensure these resources are protected.

The following comments are offered as our view of how Kitsap County can analyze the effects of the land use alternatives identified in the scoping notice achieve and be better informed about how to achieve the goals of GMA including providing a high level of protection for wildlife, fish and shellfish resources.

A fundamental, overriding concern for WDFW is that local government not assume that merely protecting critical areas will adequately protect foodfish and shellfish. In our view, the protection of fish and shellfish through GMA plans and regulations will not be achieved if the plans and regulations rely solely upon identification and protection of critical areas within themselves, independent of surrounding land use and its impacts. The key to fish, shellfish, and wildlife resource protection is to address their needs and the impacts of growth from an ecosystem perspective. That is, growth management plans and development regulations should provide for minimal habitat disturbance and degradation throughout watersheds and in marine areas and should provide habitat which will support a variety of fish and wildlife populations across the landscape. Low intensity land use, coupled with adequate critical areas protection - both within and outside of the critical areas - has been found to afford the best measure of protection for fish and shellfish resources.

**ELEMENTS OF THE ENVIRONMENT TO BE ANALYZED:**

Ron Perkerewicz, Director  
March 16, 1994  
page 3

GMA encourages comprehensive planning at the landscape level. This provides an opportunity to conduct a landscape analysis of proposed land use on fish and wildlife populations. Accordingly, discussion in the DEIS should be more than brief statements that wildlife and fish populations will decline. Some attempt should be made to use a predictive models to address these questions at the landscape level.

As you analyze the individual elements of your comprehensive plan, you should review the Procedural Criteria established by the Department of Community Development (Chapter 365-195 WAC). There are both requirements and suggestions related to fish and shellfish and wildlife protection. Kitsap County has identified and mapped critical areas which has assisted with environmental review of projects over the past year. The adoption of SEPA for interim protection of critical areas has left some significant gaps in regulation which has led to continuing loss of some critical areas. The DEIS should include a discussion of how the alternative comprehensive plan proposals consider and incorporate the information on critical areas that the county has collected and mapped.

The DEIS should evaluate the plan and its alternatives on their ability to satisfy requirements of GMA, and County-wide and Regional Planning Policies. The plan should also be consistent with other in-county jurisdictions and with adjacent counties. This discussion should identify the cross-boundary use of habitat by salmon, marine fish and shellfish and the cross-boundary effects of water quality and habitat protection or degradation on these resources. Land use and regulations sufficient to protect fish and shellfish in one jurisdiction may be compromised by inadequate protection in the other. There should be a discussion within each element to address how the land use alternatives will address cumulative cross-boundary impacts and how those impacts will be avoided or mitigated.

The proposed land use element of the comprehensive plan identifies the existing urban growth boundaries as the new urban growth boundaries without regard for the presence of critical areas. WDFW suggests that a fourth land use plan be included as an alternative in the EIS. This fourth plan would identify critical areas and resource lands within the county then lay out proposed urban growth areas and associated infrastructure to avoid or at least minimize further encroachment on these areas. Specific areas to be identified for special consideration should include all stream basins which are currently rural in nature (i.e. Dogfish Creek and Big Valley), all undeveloped shorelines (freshwater and marine) with unstable slopes, or current and future Bald eagle nesting habitats, all lands designated for forestry, and all lands currently used for agriculture.

Construction of and analysis of this fourth plan may provide a

Ron Perkerewicz, Director  
March 16, 1994  
page 4

better gauge for determining resource protection within the County than alternative 1 or alternative 3.

**SPECIFIC SEPA ELEMENTS:**

**A. Natural Environment**

**1. Earth**

**3. Water**

- a. Surface water movement/quantity/quality**
- b. Runoff/absorption**
- d. Groundwater movement/quality/quantity**
- e. Public water supplies**

The DEIS should evaluate how the land use alternatives will affect the hydrology and water quality of streams and marine waters. Recent research has indicated that watershed development of approximately ten percent effective impervious area leads to irreversible adverse impacts on stream systems in both physical characteristics and biological communities. When natural landscapes with the ability to absorb, store, and meter out rainfall to groundwater or surface flow are converted to impervious surfaces (streets, rooftops, etc.) stream and groundwater quantities and qualities are negatively affected. Small and medium streams such as those in Kitsap County are more affected by this than larger rivers. Winter peak streamflows become higher and more frequent; summer flows become lower. As a result fish production suffers.

Stormwater runoff control and treatment methods do not provide full mitigation for these effects, particularly for maintenance of summer streamflows. What streams will be most impacted by development and what changes in fish populations (i.e. changes in numbers and species) would be anticipated? Watershed analysis should be performed to evaluate the potential for damaging changes to stream hydrology and to help make informed decisions about directing growth to areas where those impacts may not be as critical.

Surface and groundwater withdrawals also affect streamflows. The DEIS should examine how land use will affect water withdrawals, what the source of future supplies will be, the effects of those withdrawals - from Kitsap County or adjacent county streams - will be on fish, shellfish and wildlife, and what mitigation for those effects will be provided. The DEIS should address existing or possible conservation measures, including reuse.

The DEIS should discuss the environmental pros and cons of on-site sewage disposal versus sewage treatment plants including

Ron Perkerewicz, Director  
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page 5

pipeline construction and maintenance, effects of STPs on surface water quantity and quality, and it should discuss alternatives to in-water disposal of sewage treatment plant effluents. The DEIS should address how land use and development regulations will affect protection or decertification of shellfish beds.

### 3. Water

#### a. Floods

The DEIS should examine the positive and negative effects of flooding. It should evaluate how land use will or will not allow floodplains to function naturally. It should evaluate the effects of "flood control" projects upon fish, shellfish and wildlife.

The DEIS should evaluate methods to avoid flood damage and discuss methods to mitigate unavoidable adverse impacts.

### 4. Plants and Animals

#### a. Habitat/numbers/diversity of plant/animal species

#### b. Unique species

#### c. Fish or wildlife migration routes

The DEIS should address how and at what level existing fish and wildlife habitat will be fragmented by proposed development patterns. Will remaining patches be large enough to maintain populations of species currently living in Kitsap County at current levels? How might species composition change as a result of these land use decisions? Will corridors of habitat remain to provide connection between patches?

The impacts of development on habitat of state or federally listed threatened or endangered species as well as impacts on critical or depressed anadromous fish stocks (as identified by the SASSI report) should receive individual attention.

The DEIS should discuss how the land use alternatives will protect fish and shellfish fundamentally through land use allocation as opposed to complete reliance upon critical areas ordinances. That is, on balance, fish and shellfish resources are less affected by low intensity land uses on large contiguous ownerships such as forested and agricultural lands than by uses associated with rural residential conversion or with urban and industrial development. Logging and agriculture have negative impacts on fish and shellfish, however the frequency, magnitude and duration of those impacts are usually fewer, smaller, and shorter than the impacts of urbanization. For example, when lands are converted into numerous small parcels, particularly adjacent to water, a natural event of little consequence absent

Ron Perkerewicz, Director  
March 16, 1994  
page 6

homes, roads and other improvements then becomes a crisis. The numbers of protective bulkheads, channel relocations, stream crossings and riparian area encroachments increase, disturbance harassment and poaching usually increase, the likelihood of toxic spills increase, etc. Habitat quality is diminished, migration routes are compromised, and fish and shellfish production is reduced.

Critical area protection, if adequate, is an important element of fish and shellfish protection, but these ordinances in and of themselves usually will not provide full mitigation for intense land use.

The DEIS should discuss other methods of protecting fish and shellfish such as transfer of development rights and clustering. Both concepts have merit, particularly within rural areas where parcels may be large enough to provide meaningful open space and migration corridors. Clustering is also an important tool within urban growth boundaries where environmental pressures are more severe. Clustering will not be successful if it is only a temporary set-aside for future development.

## 5. Energy and Natural Resources

The DEIS should address how the land use alternatives will affect the need for additional or expanded utility corridors.

### B. Built Environment

#### 2. Land and Shoreline Use

The DEIS should include a discussion of the impacts of intense development along marine bluffs and how nearshore marine habitat, fish and wildlife will be protected. Designation of marine bluffs as geologic hazard areas where appropriate will help to minimize property damage as well as resource damage. The DEIS should discuss the effects of intense shoreline development along freshwater lake on fish and wildlife.

#### g. Natural resource lands

The DEIS should discuss the amount and distribution of natural resource lands. Although designation of natural resource lands is intended to preserve these lands for commodity production, the DEIS should discuss how these lands may or may not have been considered fish and shellfish protection in the designation process.

#### 3. Transportation

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This section should discuss how transportation systems will affect migratory pathways, riparian and wetland areas, and nearshore marine environments. Providing fish passage at road crossings is of particular concern. Transportation stems should seek to avoid critical areas where possible. Toxic spills should be discussed here.

#### 4. Public Services and Utilities

##### a. Fire

The DEIS should address rural water supplies for fire suppression. It should also recognize that fire department vehicles generally will not cross private bridges which are not load-rated. This presents a dilemma for landowners since WDFW generally prefers bridges instead of culvert pipes. This is to allow unobstructed fish passage at road crossings.

##### b. Maintenance

The DEIS should consider the effects of instream maintenance activity on fish and shellfish. Activities such as bank protection, culvert and bridge repair, gravel and debris removal all have negative impacts on fish habitat.

Vegetation management, particularly with chemicals should be addressed.

##### g. Water/Stormwater and Sewer/Solid Waste

How will the quality and amount of habitat within stream systems be changed by proposed development patterns? What streams will be most impacted by development and what changes in fish populations (i.e. changes in numbers and species) would be anticipated?

Recent research has indicated that watershed development of approximately ten percent effective impervious area leads to irreversible adverse impacts on stream systems in both physical characteristics and biological communities. Watershed analysis should be performed to evaluate the potential for damaging changes to stream hydrology.

Mitigation methods for fish and wildlife protection should be thoroughly evaluated for potential impacts. Even use of "state of the art" mitigation techniques (e.g. stormwater control,

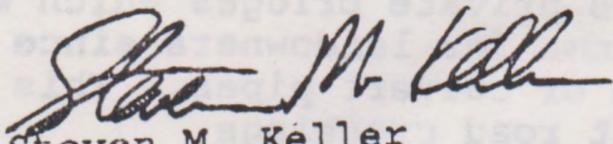
Ron Perkerewicz, Director  
March 16, 1994  
page 8

riparian buffers) is only partially effective in preventing stream degradation and habitat loss.

The cost of basin studies and implementation of corrective actions for degraded streams should be estimated. This cost should be compared to costs for prevention of stream degradation through considering land use densities and using "state of the art" mitigation techniques.

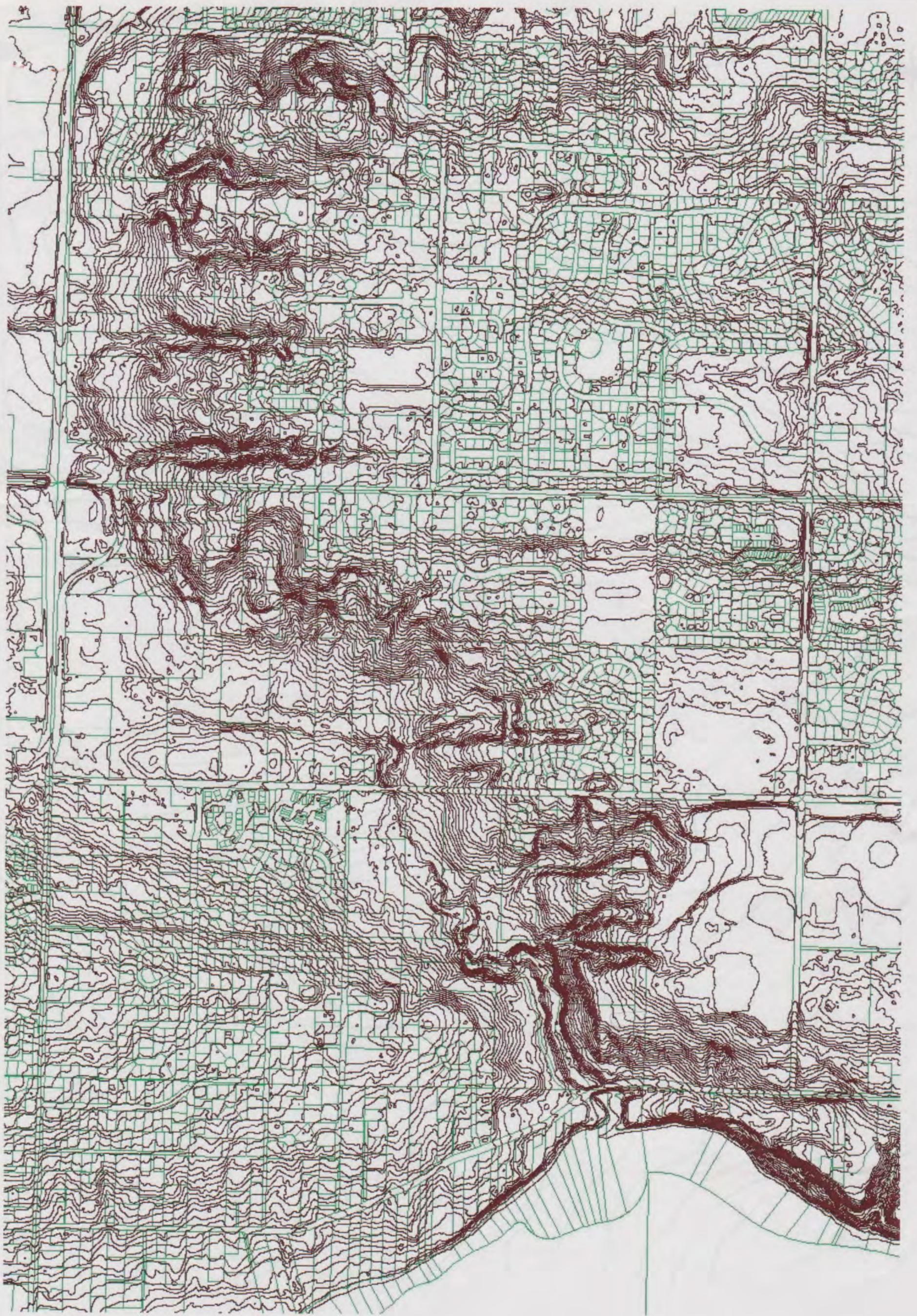
Thank you for the opportunity to review this scoping notice project. If you have any questions or need more specific information, please call me at 902-2565, Doris Small at 857-3911, or Steve Kalinowski at 858-7217.

Sincerely,



Steven M. Keller  
Growth Management Act Coordinator

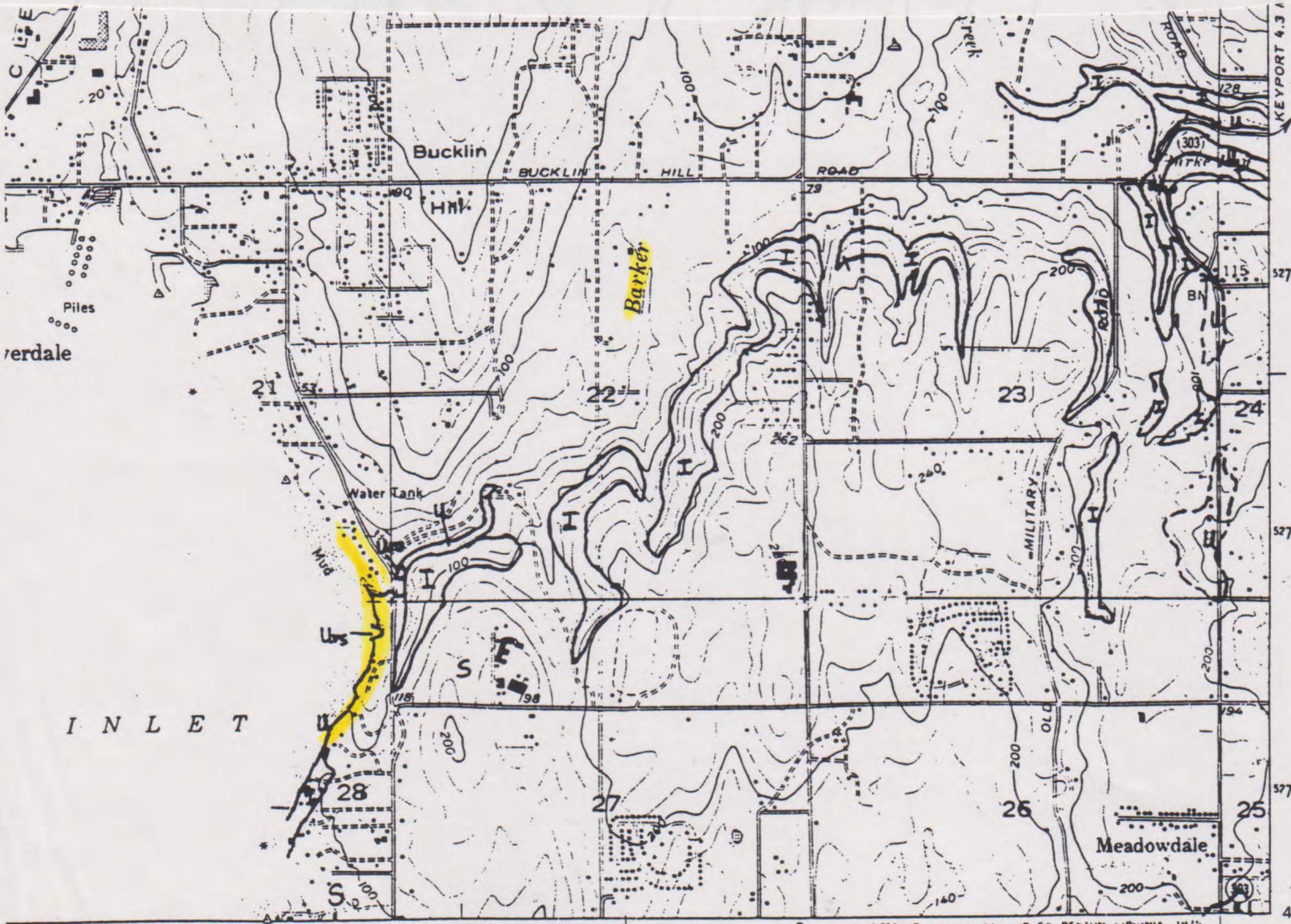
- cc: Doris Small
- Steve Kalinowski
- Dave Gufler
- Stephen Penland
- Millard Deusen



The steep slopes along Barker Creek at Tracyton Blvd. and Barker Creek Rd. were designated as hazardous sites in 1970.

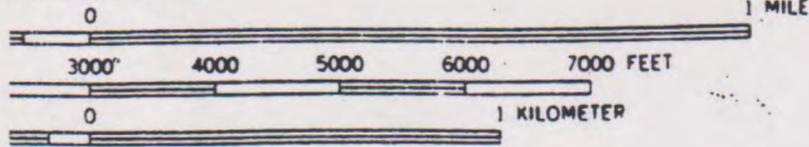
U - Unstable

URS - Unstable-Recent Slide



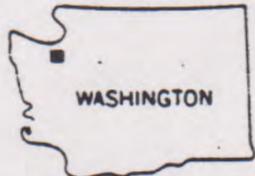
MERTON WEST  
1479 II SW

SCALE 1:24 000



ROAD CLASSIFICATION

- Medium-duty ———
- Light-duty - - - - -
- Unimproved dirt - - - - -
- State Route



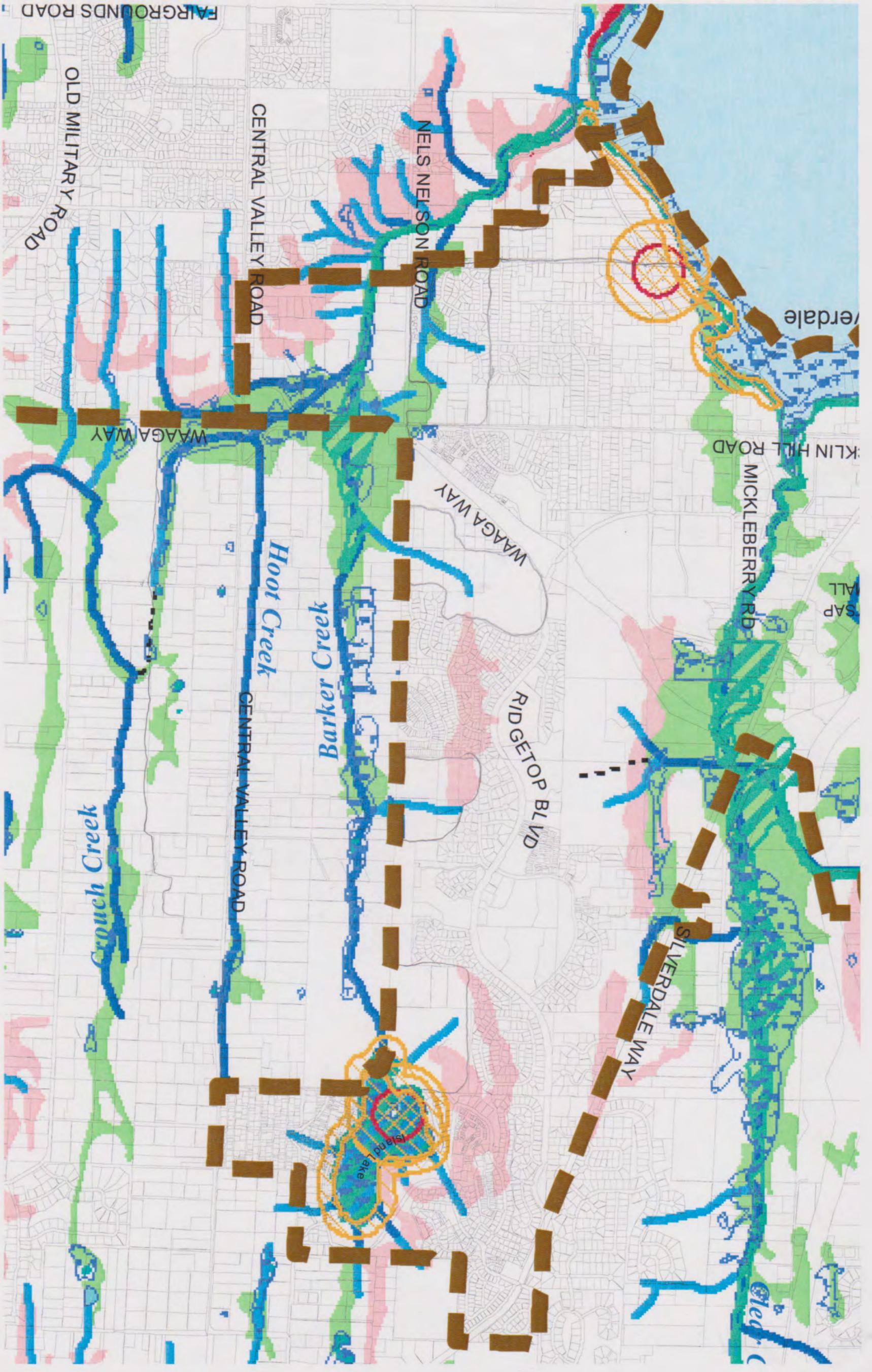
QUADRANGLE LOCATION

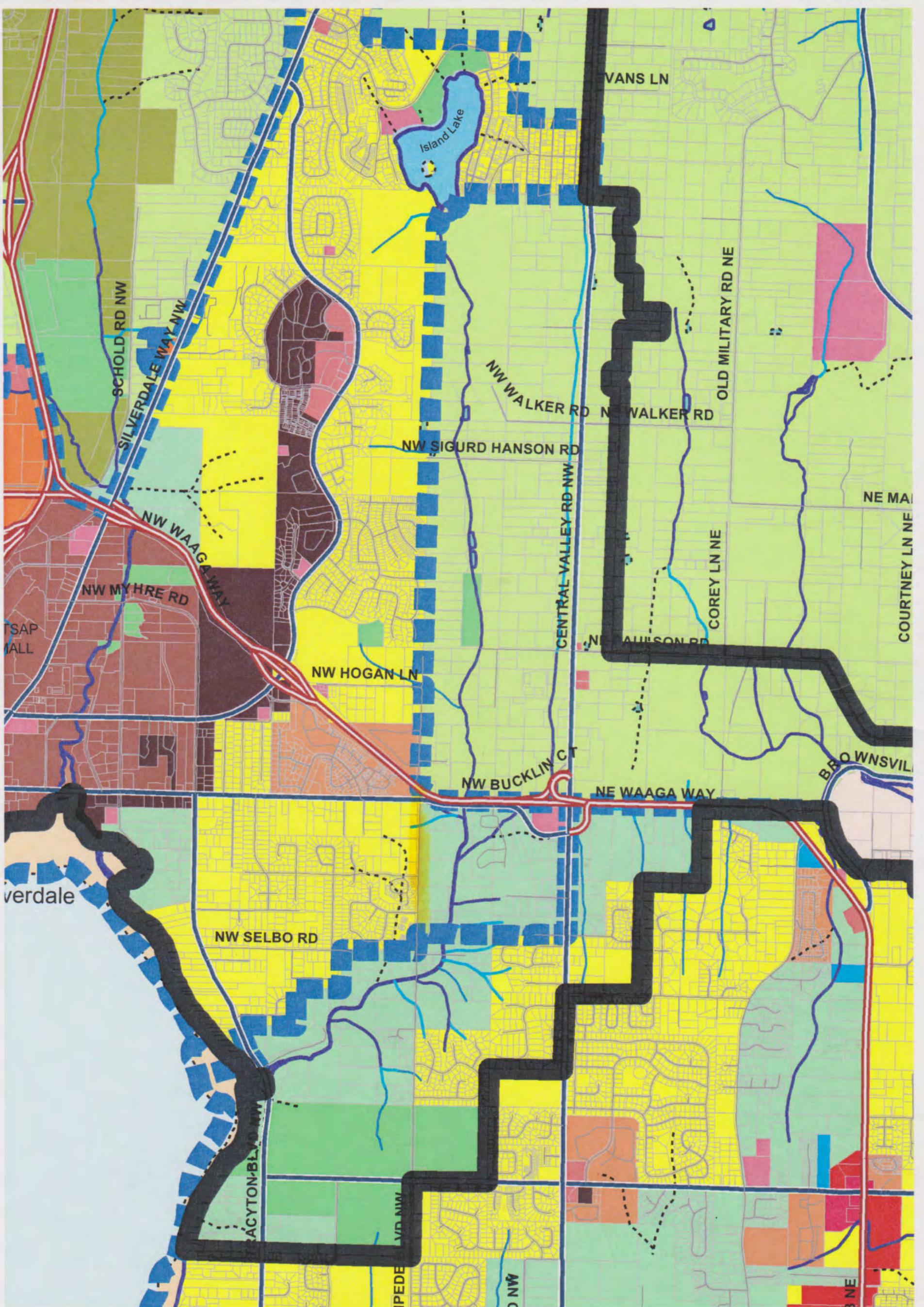
POULSBO, WASH.

N4737.5 W12237.5/7.5

1953  
PHOTOREVISED 1968 AND 1973  
AMS 1479 II NW—SERIES V891

CONTour INTERVAL 20 FEET  
VERTICAL DATUM OF 1929  
—DATUM IS MEAN LOWER LOW WATER  
—THE APPROXIMATE LINE OF MEAN HIGH WATER  
—IS APPROXIMATELY 7 FEET IN HOOD CANAL  
LIBERTY BAY AND DYES INLET  
NATIONAL MAP ACCURACY STANDARDS  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
—MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





VANS LN

Island Lake

SCHOLD RD NW

SILVERDALE WAY NW

NW WALKER RD

NW WALKER RD

OLD MILITARY RD NE

NW SIGURD HANSON RD

NE MA

NW MYHRE RD

NW WAAGA WAY

CENTRAL VALLEY RD NW

COREY LN NE

COURTNEY LN NE

NW HOGAN LN

N ALLISON RD

NW BUCKLIN CT

NE WAAGA WAY

BROWNSVIL

verdale

NW SELBO RD

ACYTON BLVD NW

PEDE LVD NW

AN C

3 NE

# Silverdale

## Surficial Geology (QVA-QVR only)

### Barker Creek Watershed

QVA\_QVR

LABEL

- Qva
- Qvr

NAME

- Barker Creek Watershed
- Urban Growth Area
- Silverdale Study Area
- WATERSHEDS

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 \*

Map Date: September 27, 2005

At present this map is an unfinished product, and as such is presented as a DRAFT, available as a tool for subarea planning efforts in this locality. There are many cartographic features on this product that may change in the future, such as labeling and label placement, RGB value and transparency, and annotation features. It is presented for your review and comments, and we hope that you will find it helpful in your planning efforts. If you have any comments or suggestions about this map, contact David Nash (DCD/GIS) at 337-7232 or by email at dnash@co.kitsap.wa.us

0 0.5 1 Miles



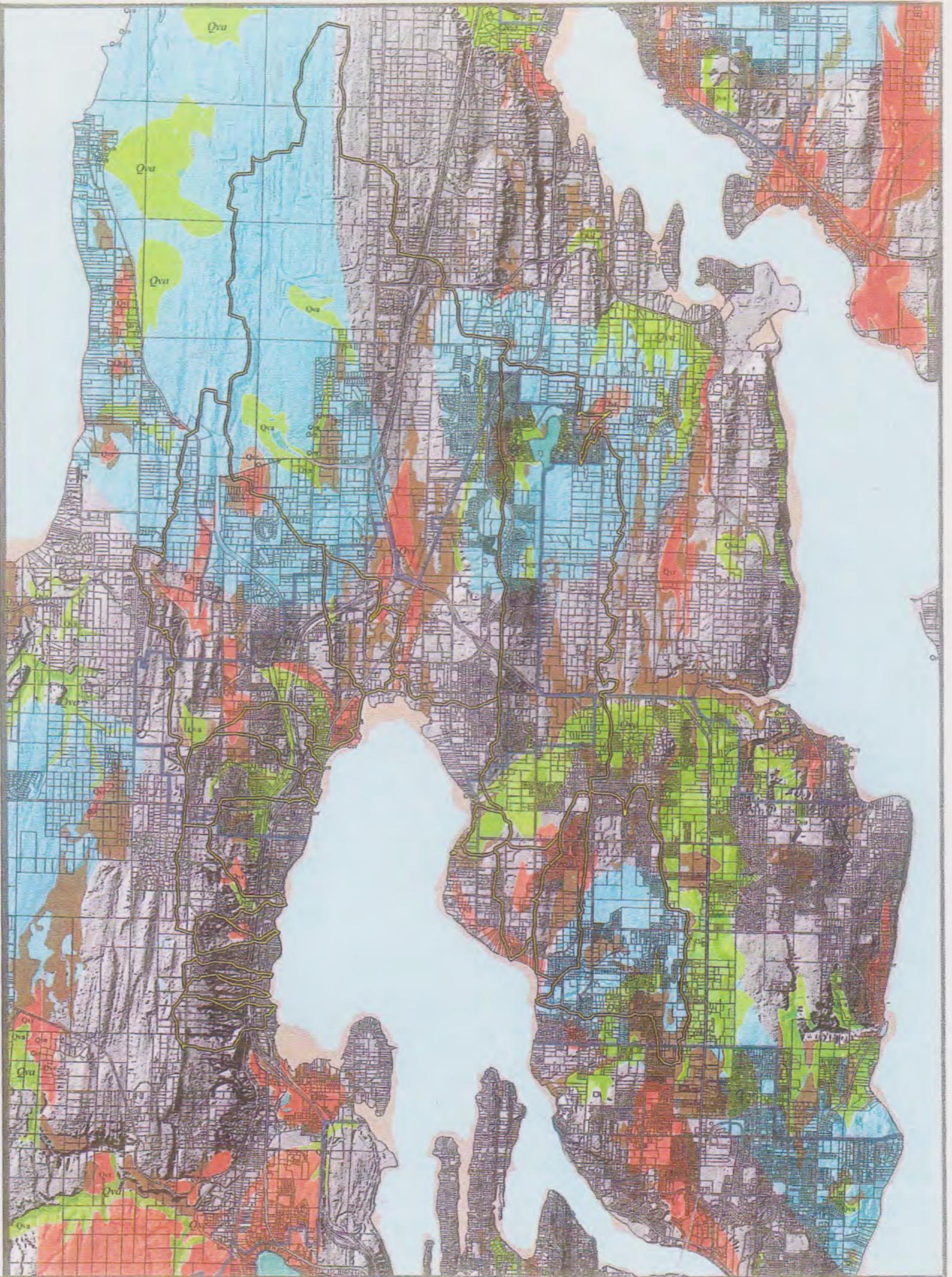
Kitsap County Department of Community Development  
614 Division Street, MS 36 Port Orchard, Washington 98366  
(360) 877-7181 • FAX (360) 857-4528  
Product of MapInfo County Geographic Information System

**1:24,000**



# Silverdale

## Dyes Inlet Aquifers



Parcels  
WRIA 15 WATERSHEDS

CITY/UGA

Right-of-Ways

State HWY/Route  
Principal Arterial  
Secondary Arterial/Collector

Surficial Geology Data Mosaic

UNIT

Qva  
Qvr

Hydraulic Soils (Group A)

Highly Permeable Soils

Hansville critical aquifer recharge area

Shallow principal aquifers

Highly Permeable Soils:

Includes the following Soils:  
Grove(11,12,13), Indianola(18,19,20), Indianola-Kitsap(21),  
Nellton(34,35,36), Norma(37), Pits(38), Poulsbo(41),  
Poulsbo-Ragnar(42,43), Ragnar(44,45,46), Ragnar-Poulsbo(47)

Hydraulic Soils (Group A):

Includes the following Soils:  
Dystric Xerothentic, Grove,  
Indianola (including Indianola-Kitsap),  
Nellton, and  
Ragnar (including Poulsbo-Ragnar and Ragnar-Poulsbo)

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"THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY"

Map Date: Jan 2005

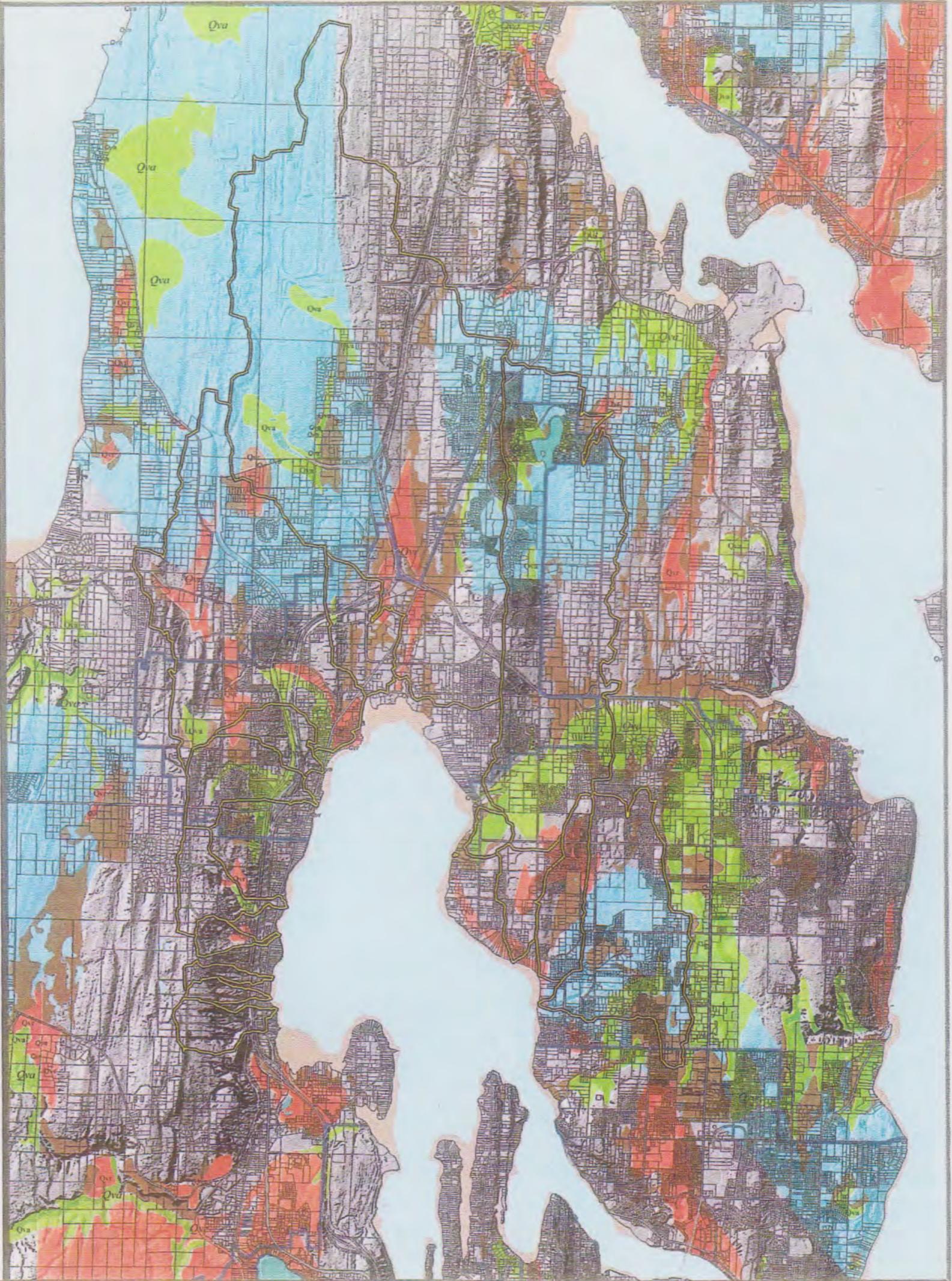
Draft

Kitsap County Department of Community Development  
214 Ocean Blvd. 115-20 Port District, Westport 97143  
Map Date: Jan 2005



# Silverdale

## Dyes Inlet Aquifers



Parcels  
WRIA 15 WATERSHEDS  
CITY/UGA

Right-of-Ways  
State HWY/Route  
Principal Arterial  
Secondary Arterial/Collector

### Surficial Geology Data Mosaic

- UNIT**
- Qva
  - Qvr
  - Hydraulic Soils (Group A)**
  - Highly Permeable Soils
  - Hansville critical aquifer recharge area
  - Shallow principal aquifers

#### Highly Permeable Soils:

Includes the following Soils:  
Grove(11,12,13), Indianola(18,19,20), Indianola-Kitsap(21),  
Nellton(34,35,36), Norma(37), Pits(38), Poulsbo(41),  
Poulsbo-Ragnar(42,43), Ragnar(44,45,46), Ragnar-Poulsbo(47)

#### Hydraulic Soils (Group A):

Includes the following Soils:  
Dystric Xerothemic, Grove,  
Indianola (including Indianola-Kitsap),  
Nellton, and  
Ragnar (including Poulsbo-Ragnar and Ragnar-Poulsbo)

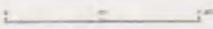
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"THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY"

Map Date: Jan 2005

Draft

Kitsap County Department of Community Development  
214 Ocean Blvd. 115-20 Port District, Westport, WA 98142  
Map Date: Jan 2005



# Silverdale 2052 Priority Areas Building Limitations

- State HWY/Route
- Principal Arterial
- Secondary Arterial/Collector
- Parcels

## Urban Growth and Joint Planning Areas

- UGA/JPA
- Joint Planning Area
- Urban Growth Area

## Priority Growth Areas

### Priority Areas

- 1
- 2
- 3
- Wetlands (DNR)
- Tidelands
- Open Salt Water
- Open Fresh Water
- Geologically Hazardous Areas
- Geologic Areas of Concern
- Hydric Soils

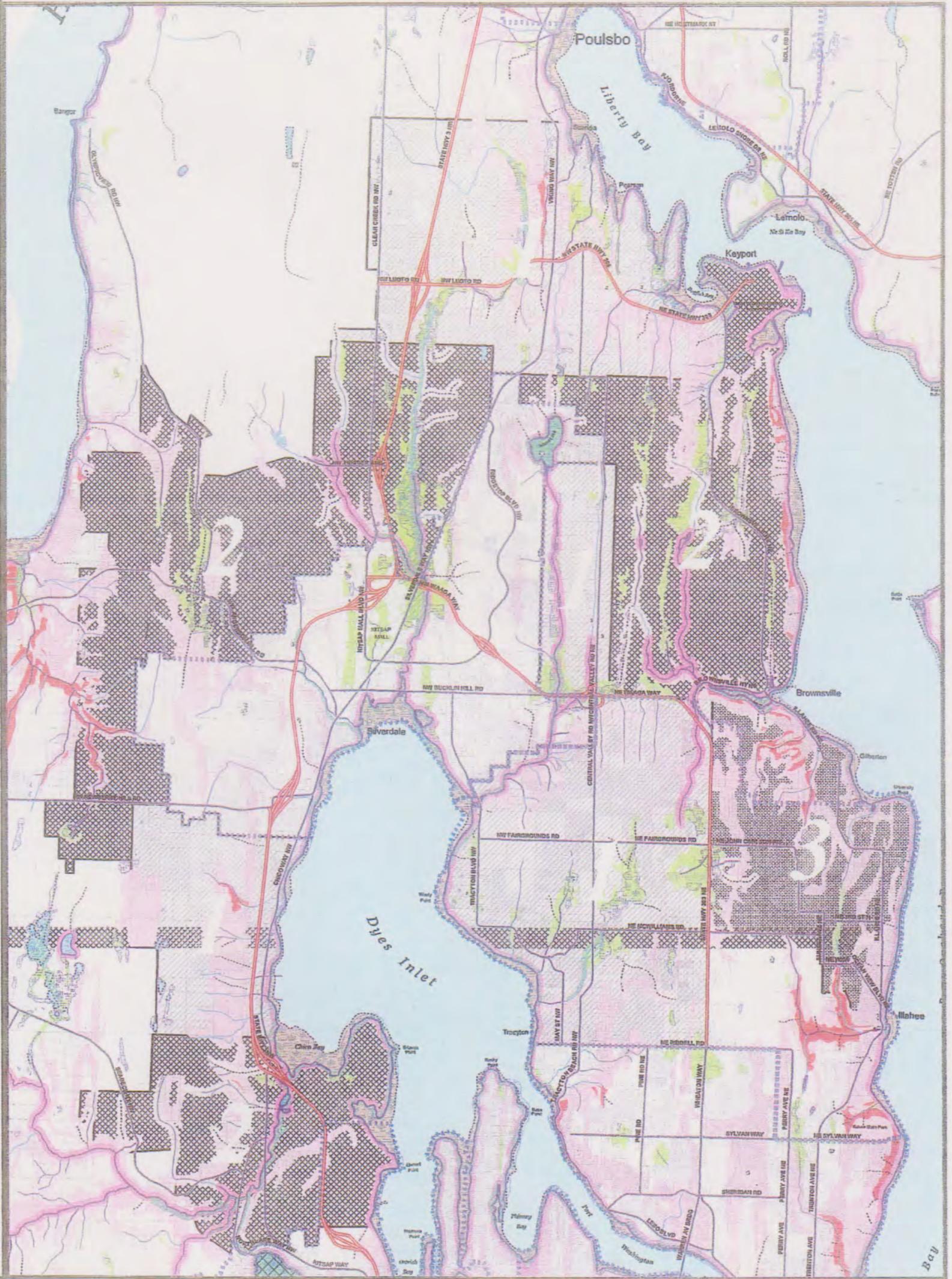
### Class 1 Salmon Habitat Protection Zone

- POSSIBLE
- SHORELINE: MANDATORY

- Wetlands (DNR)
- Tidelands
- Open Salt Water
- Open Fresh Water

### Flood Zones

- Wetlands
- Water Type 1
- Water Type 2
- Water Type 3
- Water Type 4
- Water Type 5
- Unclassified Water



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\* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY \*

Map Date: Dec 2004

Kitsap County Department of Community Development  
814 Division Street, 225-35 Post Orchard, Woodport WA 98295  
360-929-7141 FAX 360-929-7142  
www.kitsapcounty.com



**Silverdale  
Areas  
In which new  
Development  
Most  
Significantly  
Impacts  
Recharge  
and Streams**



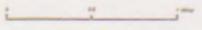
**Impact of new development  
For aquifers & streams**

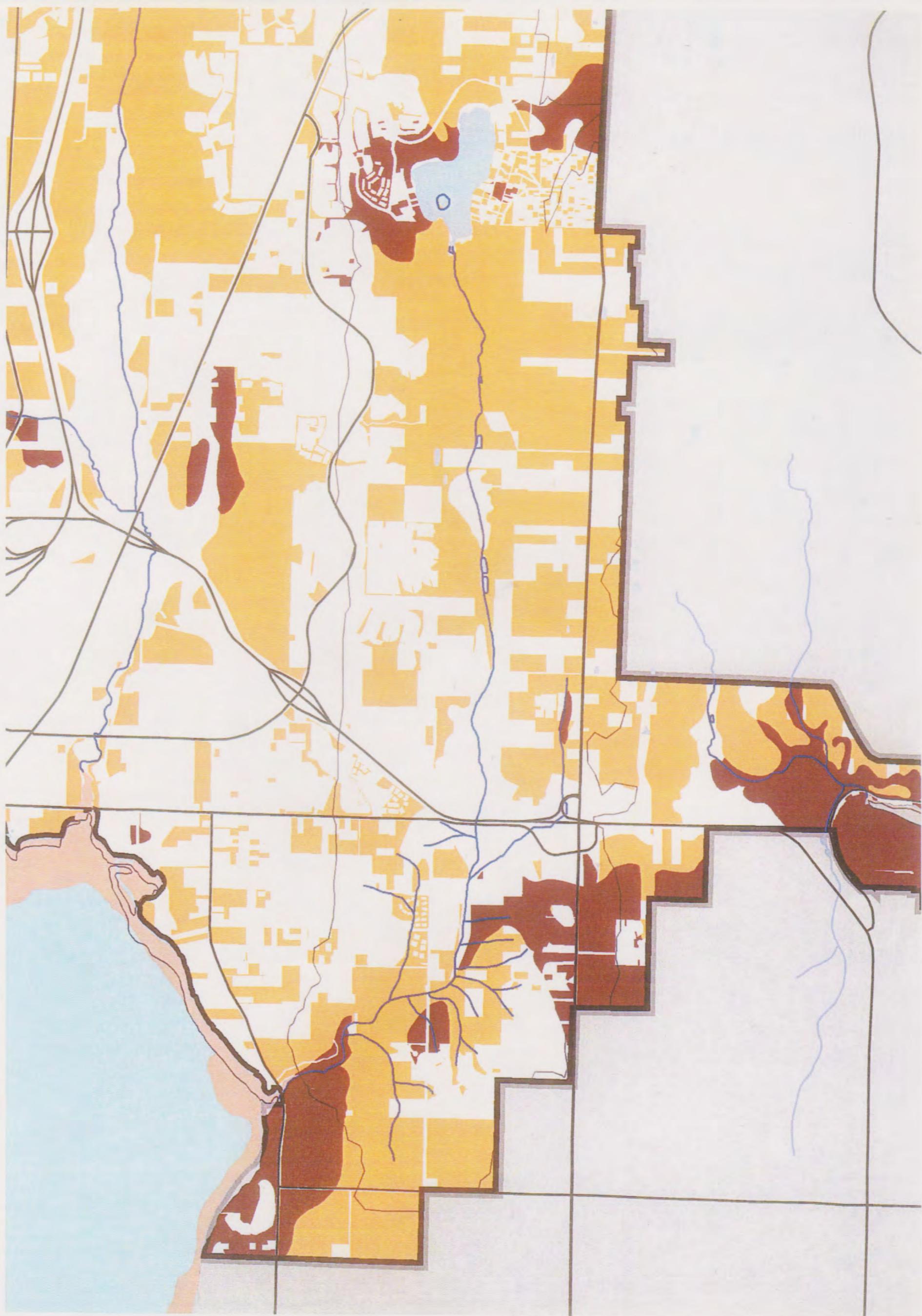
- Low Impact
- Medium Impact
- High Impact

This map was developed from existing maps, records, and from field surveys. Significant care was taken in using the most current maps, records, and surveys. However, changing boundary lines, or other changes in the future, such as zoning or other planning, may cause the map to become outdated. The user of this map assumes responsibility for determining its suitability for its intended use.

Map Date: January 17, 2008

This map is prepared as a tool for urban planning efforts in this locality. There are many cartographic features on this product that may change in the future, such as zoning or other planning, may cause the map to become outdated. The user of this map assumes responsibility for determining its suitability for its intended use. For more information or suggestions about this map, contact the Planning Department at 227-1188 or by email at [planning@cityofsilverdale.com](mailto:planning@cityofsilverdale.com).





AP

- Newsline | A9
- Opinion | A10
- Business | A12

# There's Good News for Kitsap Salmon

For the first time in 100 years, northern anchovies are found near Tracyton.

By CHAD LEWIS  
CLEWIS@KITSAPSUN.COM

**TRACYTON**

With so much concern over the plight of Northwest salmon, good news about the fish is much appreciated.

When Suquamish Tribe Fisheries teamed up Wednesday with an Olympic College biology class to study marine life here in Dyes Inlet, researchers were all smiles.

For the first time in 100 years, northern anchovies were recorded in these waters.

"This is excellent," said Paul Dorn, salmon recovery coordinator for Suquamish Tribe Fisheries. "It's a pleasant surprise."

The bounty of anchovies, along with other forage fish including surf smelt and candlefish, means Dyes Inlet is a buffet for salmon and trout. Several of the fish had anchovies flopping around in their mouths when they were captured.

"We've seen a comeback of northern anchovies in other parts of Puget Sound recently," Dorn said, "but we're not sure why."

Dorn and his crew have used a 100-foot mesh net more than 25 times to study this spot where Barker Creek feeds into Dyes Inlet. On this day, OC Professor Don Seavy brought one of his biology classes to help with the research.

"A lot of the students have no idea what kind of life is in these waters," Seavy said. "This is an excellent way to explore their local environment."

The group also is studying the interaction between hatchery and wild salmon. It's too early to tell if one type of fish is beating out the other for the limited food supply.

It was a chilly afternoon, but students weren't complaining.

SEE FISH | A8

## FISH | Better Than Classroom

**FROM A7**

"Doing field research is better than sitting in a classroom," Victor Eimman of Port Orchard said as he held a cup of coffee to stay warm. "Plus, it's nice to know more about your environment. I've driven past here a million times and never really thought about the wildlife. Something like this gives you a new perspective."



Olympic College biology student Zach Doobouski, right, goes into the chilly waters of Dyes Inlet to help Paul Dorn of Suquamish Tribe Fisheries haul in a fish-laden net.



Olympic College biology students Stephanie Martin, left, Melanie Davis, Michaela Knight, center, and Tricia Cochrell inspect a northern anchovy.



PHOTOS BY LARRY STEAGALL | KITSAP SU  
Paul Dorn shows off a coho salmon caught at the mouth of Barker Creek in Tracyton.

## What is .....

### • PRIMARY DOCUMENTS

- Kitsap County Comprehensive Plan, 1998
- Kitsap County Capital Facilities Plan, 1998
- Kitsap County Park, Recreation, and Habitat Plan, 1994
- Kitsap County Greenways, 1996
- Kitsap County Greenways: Appendix II, 1996

### • KITSAP COUNTY DOCUMENTS

- Open Space Selection Criteria and Process, 1994
- Open Space Plan, 1992
- Open Space Preservation Committee Recommendations, 1990

### • REGULATORY DOCUMENTS

- Kitsap County Critical Areas Ordinance, 1998
- Kitsap County Zoning Ordinance, 1998

### • WATERSHED PLANS

- Sinclair Inlet Watershed Action Plan, 1995
- Blackjack Creek Comprehensive Management Plan, 1987
- Ross Creek Management Plan, 1994
- Dyes Inlet/Clear Creek Watershed Action Plan, 1992
- Liberty Bay/Miller Bay Watershed Action Plan, 1997
- Upper Hood Canal Watershed Action Plan (Draft), 1996

### • COMMUNITY PARK/RECREATION/TRAILS

- Bainbridge Island Comprehensive Plan: Park and Recreation, 1997
- Bainbridge Island Wildlife Corridor Network, 1997
- City of Poulsbo Parks and Open Space Plan, 1994
- Port Orchard Comprehensive Parks Plan, 1994
- City of Bremerton Parks and Recreation Comprehensive Plan, 1995

- Hansville Greenway/Buck Lake Stewardship Manual
- Hansville Trail System: Master Plan, 1996
- Indianola Greenway Report, 1991

### • COMMUNITY/COMPREHENSIVE PLAN

- South Kitsap County Rural Community Design, 1993
- Port Orchard Comprehensive Plan, 1995
- City of Bremerton Comprehensive Plan, 1995
- Hansville Community Plan, 1993
- City of Poulsbo Comprehensive Plan, 1994
- Central Kitsap Subarea Plan, 1983
- Silverdale Urban Design Study, 1991
- Suquamish Community Plan, 1992
- Kingston Community Design Study: Final Report, 1992

## Greenway

A greenway is a system or network of open spaces and protected corridors that ties together existing natural and cultural resources and facilities, such as parks, schools, places of employment, shopping areas and transit facilities, for generations to come. A greenway improves non-motorized transportation opportunities, protects environmental quality, preserves and enhances visual quality and character, and provides for outdoor recreation.

## Open Space

The Washington State Open Space Act (RCW 84.34.00) defines *open space* as any land area, the preservation of which in its present use, would:

- Conserve or enhance natural, cultural or scenic resources;
- Protect streams, stream corridors, wetlands, natural shorelines and aquifers;
- Protect soil resources and unique or critical wildlife and native plant habitat;
- Promote conservation principles by example or by offering educational opportunities;
- Enhance the value of parks, forests, wildlife preserves, nature reservations and other open spaces;
- Enhance recreational opportunities, or
- Preserve historic and/or archaeological sites.

# Community Vision

# O P E N

# S P A C E

# A N D

# G R E E N W A Y

# P L A N N I N G



# KITSAP COUNTY



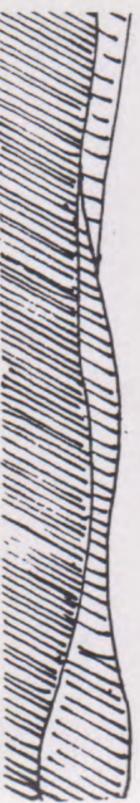
## SETTING

Of the many reasons which motivate people to live in Kitsap, an attractive rural environment is one of the most frequently cited. For the residents of Kitsap County, the term rural...defines a philosophy of living and a quality of life...that includes a sense of quiet, community and a slower pace of life.

Thirty-one community plans for open space, greenways, and watershed management were produced by the citizens of Kitsap County. The vision and goals presented here summarize the vision and goals expressed in these community plans.

### Where do we go from here?

This consolidation effort is the first step to implement a comprehensive Open Space Strategy in Kitsap County. The next step is to work with the public in community and neighborhood meetings and workshops to develop specific action plans to acquire lands, develop facilities and manage resources.



## COMMUNITY VISION

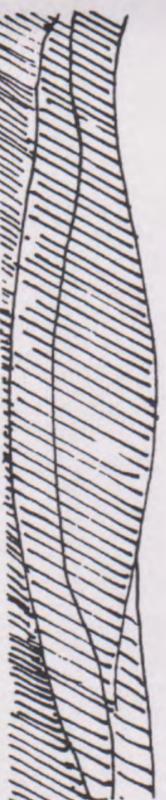
We, the communities of Kitsap County, envision an open space and greenway system that strengthens the sense of community and regionalism by protecting the wildlife habitats and natural systems that are so important to our quality of life.

In protecting our open spaces we can ensure that new development is in balance with and enhances the natural environment.



## COMMUNITY OPEN SPACE AND GREENWAY GOALS

- Protect open spaces which contribute to community character and rural character.
- Use open space lands to enhance recreational, educational and aesthetic opportunities.
- Preserve and protect Kitsap County's natural systems and sensitive areas including wildlife habitat and corridors.
- Build a trail network that links open spaces, recreational areas, and rural and developed areas.
- Preserve, protect and enhance natural systems and open spaces that the trails pass through.
- Encourage the willing participation of private landowners.
- Balance economic development with conservation of resource lands.





## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682  
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Kamuron D. Gurol, Director

December 3, 2003

### Critical Aquifer Recharge Areas – BAS Review

The attached materials will provide a basis for discussion of Best Available Science relative to Critical Aquifer Recharge Areas at the next Technical Review Committee Meeting scheduled for December 3, 2003.

#### I. Introduction

The Growth Management Act identifies "critical aquifer recharge areas" (CARAs) as one of six types of critical areas that local jurisdictions must protect under their critical area regulations. The CARA section (Section 600) of Kitsap County's Critical Area Ordinance was most recently updated in 1998 based upon comments from a group of local experts, including the Kitsap Public Utilities District (KPUD) and Kitsap County Health District.

CARA ordinances should

*"protect groundwater quality and ensure that sufficient aquifer recharge occurs to maintain the quantities necessary to support ground water's use as a potable water source (Ecology, 2000).*

CARA Ordinances are necessary to

*"provide a mechanism by which to classify, designate, and regulate those areas deemed necessary to provide adequate recharge and protection to aquifers used as sources of potable water" (Ecology, 2000).*

The first step is to classify/designate recharge areas; the second step is to spell out what land use activities can/cannot be put in those areas.

The following facts should be taken in to account when developing a CARA ordinance:

- a) All groundwater is vulnerable to contamination; however some areas, due to hydrogeologic conditions, have a greater potential to pollute aquifers.
- b) A CARA is best delineated based on *vulnerability*. Vulnerability is based upon susceptibility combined with a contaminant's ability to enter and move within an aquifer. (*Susceptibility* is the ease with which contaminants can enter an aquifer based upon soils and subsurface materials.) In the absence of data related to contaminants, it is prudent to take a conservative approach and base CARAs on susceptibility alone.
- c) All available hydrogeologic characterizations and water quality studies should be used to determine where a CARA may exist.
- d) Protection of ground water quality in CARAs should not be done to the detriment of ground water recharge.
- e) To the extent possible, CARA ordinances should be coordinated to the greatest extent possible with the requirements of the Water Pollution Control Act, Water Resource Act

Jennifer

Kitsap's existing CARA classification

1. Permeability of soils (based on Soil Survey) (Category II)
2. Permeability and thickness of unsaturated zone (Represented as Areas above shallow principal aquifers with no impermeable layer) (Category II)
3. Wellhead protection areas (1 year TOT; and 5 year TOT if within in #2) (Category I).
4. Special circumstances
  - Hansville Aquifer Recharge Area (Category I)
  - Areas with high concentrations of Group B and exempt wells (Category II)

Inherent problems with trying to classify CARAs:

- Susceptibility maps are a major simplification of a complex geologic and hydrogeologic processes.
- Areas with shallow a water table may not have a high contamination potential if it is a discharge area and
- DRASTIC-type methods apply only to shallowest aquifer.

The activities that have the highest potential to threaten groundwater supplies are regulated by state or federal entities. The EPA just put together a new list of threatening activities. Other activities/land uses should be regulated to protect beneficial public use. Land Uses are regulated with site-specific evaluations within CARAs. Site evaluations are based on: site characterization, potential impacts of facility, proposed mitigation measures, monitoring requirements, background water quality, contaminant transport modeling, groundwater withdrawal modeling, geologic/hydrogeologic characteristics (well logs, etc.), and monitoring plan provisions.

Kitsap bans all riskier land uses\* within Category I CARAs, however, a waiver is possible based on a hydrogeologic report. Category II CARAs may be required to get a hydrogeologic report for riskier land uses\*, with the scope of the report being based on site specifics. The Health District & purveyors may require more info. Activities need approval of permit conditioned on mitigation requirements for areas with high infiltration rates. Riskier land uses\* require report but can be waived after consulting Health District and purveyors.

\*Table 5, CAO, p. 61

Other activities of concern are residential pesticides, grandfathered activities, saltwater intrusion, on-site septic system and nitrates. The United State Geological Survey says that nitrates may be a good indicator of other pollutants.

Jim also showed maps of Kitsap County with areas of elevated chloride and nitrates highlighted and Wellhead Protection Areas.

Ron asked if there is a difference between *Critical* Aquifer Recharge Areas and Aquifer Recharge Areas?

- b. Areas with high concentrations of Group B and exempt wells (Category II)

### III. Regulating Land Use within CARAs

#### Background

It is necessary to evaluate future land uses in order to determine what potential they may have to impact both current and future beneficial uses of the resource. Federal and/or state regulations address land uses which have the greatest potential to impact groundwater.

Some activities have such a high risk of contamination that they should be **banned**: Landfills, injection wells, mining, wood treatment facilities. Additionally activities that would significantly reduce the recharge to aquifers or to baseflow of a regulated stream should be considered for prohibition. These activities are defined as actions that would (a) further reduce infiltration available to potable groundwater sources within a ground water basin of 10% or more, or (2) cause a violation of established instream flows. (Ecology, 2000).

Generally, activities that pose a moderate risk to groundwater quality can be **allowed with mitigation** measures. When considering permitting a conditional activity, the jurisdiction should require the proposed activity employ AKART (all known, available, and reasonable treatment). Mitigation measures may include physical structures and/or modification to facility-specific operations.

Activities within CARAs that were put in place prior to the adoption of the CARA may continue provided they do not pose a significant threat to public health or the environment. When existing uses are expanded or otherwise require a permit, it is advised the jurisdiction require AKART.

#### **Site Specific Evaluation**

CARA Ordinances should include a provision whereby a proposed facility with a CARA can conduct a site-specific evaluation to ascertain whether mitigation measures can be put in place that would allow approval of the facility. Elements of a basic report should include:

- Site characterization (soil type/depth, permeability of the unsaturated zone, location of nearby wells (within ¼ mi), WHPAs, and critical areas (within 3 miles); depth to groundwater and flow direction; precipitation)
- Potential impacts of the facility (potential contaminants released by the facility)
- Mitigation measures that would result in the project not degrading water quality and recharge. (BMPs, contingency plan)
- Required monitoring

If a facility is to be sited within a more susceptible area, the report should also include:

- Background water quantity (at least one year's worth)
- Contaminant transport modeling (area potentially affected by pollution)
- Modeling of groundwater withdrawals
- Geologic and hydrogeologic characteristics (well logs, geologic maps)
- Monitoring plan provision



# THE SUQUAMISH TRIBE

NATURAL RESOURCES DEPARTMENT  
PO Box 498 Suquamish, WA 98392-0498

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April 14, 2023

Department of Community Development  
Planning and Environmental Programs  
614 Division St, MS-36  
Port Orchard, WA 98366

Email: [compplan@kitsap.gov](mailto:compplan@kitsap.gov)

Subject: [Kitsap County Comprehensive Plan Update Draft Land Use Alternatives.](#)

Kitsap County requested comments on Land Use Alternatives Maps and Descriptions of Alternatives for the Kitsap County 2024 Comprehensive Plan Update. The area covered by the Comprehensive Plan update lies entirely within the Suquamish Tribe's aboriginal homeland and includes treaty reserved fishing areas and hunting and gathering areas. 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 territory, including impacts to the shorelines and waters of the Tribe's usual and accustomed fishing areas (U&A). The comments below are in addition to those submitted on December 2022 in response to the Scoping Notice for the EIS for the 2024 Comprehensive Plan Update.

The Tribe has reviewed the Land Use Alternatives and Description of Alternatives, documents that include the reclassification requests, and has general and specific comments. In summary, the Tribe (1) does not support the rezoning of rural protection parcels to more intensive uses; (2) believes growth should be accommodated within the existing UGA and only when that is filled should it be expanded; (3) the UGA should not include riparian areas such as Grovers and Chico creeks to protect groundwater recharge; and (4) though not currently identified, does not support increased density within the Suquamish LAMIRD.

Updated development regulations have not yet been released for review and the reclassification requests that will be analyzed in the EIS finalized, therefore Tribal comments are somewhat limited as we do not know specific details on how the county is proposing to implement the growth in the areas shown in the maps distributed for comment. For example, some of the reclassifications indicated a wide range of potential residential zoning densities. However, the County must ensure that there are no inconsistencies between the Buildable Lands report, the draft Comprehensive Plan, the draft Capital Facilities Plan, the Critical Areas Ordinance, and the draft Environmental Impact Statement to be released. The rural areas should not be used as relief valve to avoid making hard decisions to increase housing density in areas that are mostly built out AND are the least vulnerable to additional impacts to the natural environment. The County. The County also has a responsibility to encourage incorporation upon those areas that are urban in nature, such as Silverdale and Kingston. Not expanding into the rural areas also serves the interests of social justice and equity.

## **GENERAL COMMENTS**

There are three (3) alternatives: (1) No action; (2) Compact Growth/Urban Center Focus, and (3) Dispersed Growth/Rural Job Focus. The "No Action" alternative assumes current land use, urban growth area (UGA) sizes and configurations, zoning and development regulations remain unchanged and establishes a baseline of environmental impacts and capital facilities needs for which changes proposed in Alternatives 2 and 3 are compared.

### **Areas Zoned Rural Protection or Urban Restricted**

The Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.

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. A review of the reclassification requests found many are located in or near critical areas such as Aquifer Recharge Areas, streams, erosion hazards, hydric soils, *etc.* This is understandable as the more easily developed areas have been built upon. Alternative 3 allocates growth over a wider area, spreading the impacts of growth out. As water flows downhill, developments higher in the basin have potential to impacts a longer reach of stream channel than those lower down in the basin. The focus should be on a stronger Alternative 2 (Compact Growth/Urban Center Focus) with an emphasis on upzoning existing urban areas.

### **Rural Resource Lands**

The Tribe opposes the rezoning of rural resource lands. The rezoning of rural resource lands to residential has the potential to dramatically increase the density in rural areas which is counter to the GMA (Growth Management Act). The county should be protecting natural resource production activities and natural resources/ecosystems by avoiding interference from incompatible land uses such as residential housing.

### **Impervious Surfaces and Stormwater**

If housing is allocated towards the already built-up areas where much of the surface is already impervious, the creation of new stormwater impacts and impacts upon groundwater recharge (hence stream baseflows) will generally be reduced compared to putting housing into the rural areas. More people can be accommodated with less impervious surfaces by building up, rather than laterally. Development should be directed towards areas that are already served by existing or currently planned stormwater systems that deliver stormwater to receiving waters that do not require flow duration control. Additionally, increasing density in the already urbanized areas will reduce the impacts of habitat fragmentation which will benefit upland species as well as help preserve the rural character.

### **Rural Densities**

Increasing the rural housing densities will also increase the need for schools and other inappropriate levels of community infrastructure in the rural area. Schools, libraries, churches, transit, road maintenance, available commercial and retail opportunities as well as other public amenities should be located near the majority of the population (in UGA's). These densification projects require urban services and extending services to projects located in the rural areas is not only expensive but contrary to the GMA. Allowing these developments and expensive service extension requirements also increases costs to the public and goes against the County's desire to reduce greenhouse gas emissions due to need for people to travel greater distances to access these services compared to in an urban area.

Increasing development in rural areas leads to more stream crossings (both public and private). Each stream crossing represents an impact to aquatic and riparian habitat. Even if designed to current standards, climate change induced future peak flows might exceed those standards resulting in potentially more points of failure.

Besides, reducing impacts to the natural environment, there are social justice benefits of focusing growth into the already built-up areas. Allocating lower income housing into rural areas and even areas not are not rural but distance from job centers, rather than into built up areas, can create inequality or not achieve the desired goals. These types of allocation can inadvertently create impacts to lower income residents. For example, lower income housing is typically more reliant upon public transit than higher income. To maintain transit

service at those times of the day and at the frequency workers need requires a minimum population. If there is no or limited public transit, workers and residents will be forced into the situation of purchasing a car, monies that could be used for other needs. Also with limited public transit, workers might need to leave for work much earlier than required to get to work and start the return trip home later. While housing might be created, an inequality is created by the amount of time spent away from home due to transit issues and a resultant decrease in quality of life.

### **Mitigation of Impacts and Mitigation Sequencing**

Mitigation sequencing involves first avoidance, then minimization, and as a last resort, compensatory mitigation for unavoidable impacts. The County should reduce the need for compensatory mitigation by first ensuring the already built up and serviced areas are allocated populations consistent with the land available, rather than expanding into rural areas. Clustering developments or subdivisions in rural areas as an attempt to preserve the rural character does not necessarily avoid all impacts nor maintain rural character (protection of rural densities and rural character has been directed by the Growth Management Hearings Board in several cases involving the Tribe and the County).

Mitigation sequencing must also be viewed in light of the impacts of climate change. Given the uncertainty about the scale of the impacts, greater resilience to climate change will be retained if as little development as possible occurs in the rural areas by retaining more areas of less fragmented habitat. The water quality impacts of development are well known. Many of the streams in Kitsap County found on the 303(3) list are associated with developed areas, including temperature and dissolved oxygen. Development tends to lead to increased stream temperatures, lower DO making streams more vulnerable to climate change induced higher temperatures, lower DO, lower base flows and higher peak flows rather than more resilient. Some have proposed using water discharged from water treatment plants to supplement stream flows as a potential compensatory mitigation measure for a large development. It is best to avoid the impact all together rather than rely upon a speculative mitigation measure under static conditions, let alone the dynamic conditions of climate change.

### **Accessory Dwelling Units**

The use of ADUs to meet housing requirements is an issue. Inside the UGA, two ADUs per lot are allowed, while outside the UGA one per lot. Even if the underlying zoning remains rural, a decrease in lot size due to reclassification requests increases the number of lots available for ADUs, hence the potential number of ADUs with resulting increase in impervious surface area, domestic water requirements, etc. beyond what one would infer from the underlying zoning. If the County offloads much of the housing pressure to ADUs in rural areas, the potential number of residences will greatly diminish the rural character, continue to facilitate inappropriate levels of rural density/development as well as impact the natural environment, in contradiction of the planning goals for the GMA as outlined RCW 36.70A.020 (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; and RCW 36.70A.020 (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water, respectively.

### **Suquamish Local Area of More Rural Development (LAMIRD)**

Currently there are no recommended rezones within the Suquamish LAMIRD, however, there were two request rezones just north of the PMIR: (1) request #53 around 1,400 feet north; and (2) request #31 around 700 feet north. Request #53 was to rezone an approximately 7-acre parcel from Rural Resident (1 DU/5 Acres) to Urban Restricted (1-5 DU/Acre). Request #31 was to rezone approximately 5 acres parcel from Rural Residential (1 DU/5 Ac) to 1 DU/2.5 Ac. For both of these requests, the County recommended no change from the current zoning. The Tribe supports this.

Suquamish cannot be a focus for county population growth as that is what UGAs (Urban Growth Areas) are for. The Tribe opposes any changes to the zoning within and around the Suquamish LAMIRD. Due to the designation of the Suquamish Rural Village as a Type I LAMIRD (Local Area of More Intense Rural Development) it has specific county growth limitations as per the Growth Management Act (GMA). A LAMIRD is an area outside the urban growth area (City of Poulsbo and Kingston) designated as an existing rural residential community or village, containing areas of mixed-use activity, isolated areas of small-scale commercial/industrial activity, and/or is a historic town.

The Suquamish LAMIRD is located on the Port Madison Indian Reservation. It is inappropriate for anyone other than the Tribe to determine what this area should or will look like.

### **Unincorporated Urban Growth Areas**

All lands within unincorporated Urban Growth Areas are required to either annex to a city or incorporate within the 20-year planning horizon. Both Kingston and Silverdale unincorporated UGAs are well past the 20- year planning horizon that requires incorporation. It is the County's responsibility to facilitate this transition and no action has been taken to date.

### **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.

### **Comments on Site Specific Reclassification Requests**

Expanding the UGA without appropriate need would violate the Growth Management Act. Until the existing urban areas are fully utilized via appropriate housing densities that meet the needs of all income groups, there is no need to expand. The Tribe opposes any expansion to UGAs at this time as there is not sufficient demonstrated need..

Comments are provided on some reclassification requests, even if the County did not recommend moving that request forward, to get the Tribes concerns on record, in case the decision to not include that reclassification request is reviewed. Additionally, the Tribe has not listed every single reclassification request of concern, but group the request by basin and used specific request to identify concerns about development in that basin.

#### **Grovers Creek**

Reclassification requests 2,3, 50 and perhaps 58, influence surface water or groundwater in the Grovers Creek watershed. Grovers Creek is approximately 5 miles long and includes several unnamed tributaries. This drainage is by far the largest system contributing to Miller Bay and is characterized as very low gradient with large wetland plateaus. Grovers Creek supports fall Chinook (primarily hatchery returns), chum (to hatchery rack at RM 0.05) and coho, Puget Sound steelhead (ESA listed) and cutthroat to the headwaters. The Tribe operates a Chinook and chum salmon hatchery on Grovers Creek, a hatchery already suffering from water quality and quantity impacts.

Grovers Creek from its mouth until approximately where it branches into two tributaries north of North

Kitsap Heritage Park is on the CWA 303(d) list of impaired water bodies for exceedance of fecal coliform criteria (Category 4B), Dissolved Oxygen (Category 5), and turbidity, pH, and temperature (all Category 2). Both branches are on the 303(d) list for fecal coliform (Category 4B) Water bodies in Category 2 have some evidence of a water quality problem, but not enough to show persistent impairment for reason such as pollution levels that are not quite high enough to violate the water quality standards or there may not have been enough violations to categorize it as impaired according to our listing policy. However, it is clear that a waterbody in this category is more likely, than not, to have worse water quality following new development.

The Suquamish Tribe is concerned about stormwater impacts resulting from any increase in impervious surfaces. The Tribe is concerned as Grovers Creek has unique features, which make it particularly sensitive to stormwater and groundwater impacts. Stormwater runoff is known to increase the frequency and magnitude of peak flows, as well as increasing erosion, fine sedimentation, bank instability, and reduced baseflows. Ongoing and pending development (reduction in recharge and increase in impervious surfaces and groundwater withdrawals) in the watershed poses significant risk to the ability to maintain the natural hydrographic regime in the watershed. Streamflow data for Grovers Creek collected by the Suquamish Tribe near the hatchery from March through December 1993 measured an average monthly flow of 7.19 cfs, a maximum monthly flow of 27.2 cfs, and a minimum monthly flow of 1.47 cfs (Salmonid Habitat Limiting Factors, Washington State Conservation Commission November 2000). The Department of Ecology has determined that Grover's Creek and tributaries exhibit low summer flows and have the potential for drying up or inhibiting anadromous fish passage during critical life stages. Therefore, no further water is available for consumptive appropriation from June 1 — October 15 (Salmonid Habitat Limiting Factors, Washington State Conservation Commission November 2000). Miller Bay, itself, is considered a pocket estuary and reductions in freshwater input will reduce its habitat value. Additionally, development in aquifer recharge areas has occurred very close to the Hatchery.

The Tribe operates a Chinook and chum salmon hatchery on Grovers Creek near the head of Miller Bay. The hatchery uses water from the creek to raise fish. The purpose of the Suquamish enhancement effort is to restore salmon on- and near- the reservation. As a result all fisheries (non-Indian sport and commercial) are intended to benefit. The incubation and rearing success of these juvenile salmon is very important to the overall Chinook program throughout Kitsap County to provide broodstock. The Grovers Creek hatchery is also the mid Puget Sound indicator stock for Chinook salmon under the U.S. Canada Salmon Treaty. Unlike most hatcheries the Grovers hatchery is designed to promote the upstream passage of fish and also allows for egress of smolts. The Tribe is passing all returning coho upstream of the hatchery facility. We are recovering the tags and enumerating the natural and adult wild coho status. In the spring we then count the out migrating smolts. All cutthroat and steelhead also passed upstream of the hatchery. The Suquamish Tribes salmon hatchery is already impacted by problems associated with changes in water quality and quantity.

The incidence of bacterial gill disease, which is generally associated with water quality degradation, has increased at the hatchery even though the number of fish reared and hatchery practices did not change. Also, Chinook rearing time has been truncated due to insufficient water quantity at progressively earlier dates in the spring thus further compromising rearing practices.

Groves Creek from its mouth until approximately where it branches into two tributaries north of North Kitsap Heritage Park is on the CWA 303(d) list of impaired water bodies for exceedance of fecal coliform criteria (Category 4B), Dissolved Oxygen (Category 5), and turbidity, pH, and temperature (all Category 2). Both branches are on the 303(d) list for fecal coliform (Category 4B) Water bodies in Category 2 have some evidence of a water quality problem, but not enough to show persistent impairment for reason such as pollution levels that are not quite high enough to violate the water quality standards or there may not have been enough violations to categorize it as impaired according to our listing policy. However, it is clear that a waterbody in this category is more likely, than not, to have worse water quality following new development.

#### Chico Creek Watershed

Reclassification requests 24, 25, 41, 52, 77 (area immediately south of Kitsap Lake), 77 (area immediately north of Kitsap Lake) influence surface water or groundwater in the Chico basin. Additionally, many of these

reclassification requests are for areas mapped partially 25 or entirely 24 in Category II Critical Aquifer Recharge Areas, contain erosion hazards in whole or part (24). Some are very large such as the 159 acres associated with request 41 to rezone a total of 159 acres from Mineral Resource Overlay/Rural Protection (1 Du/10 Acre) to Mineral Resource Overlay/Rural Industrial to which the County responded with a recommendation of Mineral Resource Overlay/Rural Industrial.

The Tribe has concerns regarding additional densities and more intensive uses in the Chico Watershed. The Chico Creek watershed is one of the largest and most productive in East WRIA 15 and one of the highest priorities for the Tribe. Almost 68 miles of streams and tributaries compose the Chico Creek watershed, of which approximately 17 miles are accessible to anadromous salmonids (Kitsap Refugia Study). The four major tributary streams to Chico Creek include Kitsap, Dickerson, Lost, and Wildcat creeks. There are also two major lakes in the watershed, Kitsap and Wildcat lakes. Chico Creek enters Chico Bay on the western shore of Dyes Inlet at the community of Chico. The drainage supports chinook, chum, coho, steelhead (ESA listed), and cutthroat. Chico Creek is also subject to a multi-million-dollar fish passage project at SR 3, the full benefits of improved fish passage will be placed at risk if development impacts water quality and quantity. Portions of the basin are on the 303(d) list for Dissolved Oxygen (Category 5), fecal coliform ((Category 5), temperature (Category 5), and pH (Category 2).

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. Tribal members have harvested fish originating from this stream for many generations.

Aside from opportunities to exercise treaty rights, the area is historically and spiritually 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.

The Chico Watershed Plan (Suquamish Tribe 2014) recommends strategies focused on resilience to future disturbance in the watershed (including changes driven by natural variability as well as human impacts) to ensure the continued productivity of chum salmon and help recover populations of coho and steelhead in the watershed. The reclassification requests submitted by the City of Bremerton (generally 77) can potentially contribute to the cumulative degradation of Chico Creek. This should not occur except in those cases where a parcel is completely serviced with City water and sewer, not groundwater wells and septic. All other reclassification requests should be not accepted.

#### Gorst Creek.

Reclassification requests 84 and 77 (parcel 292401-4-002-2004) influence surface water or groundwater in the Gorst Creek. The wording of the recommended zoning for request 77 could allow densities of up to 60 dwelling units per acre for this 19.9-acre site.

From just upstream of Jarstead Park to Sinclair Inlet, Gorst Creek is on the 303(d) list for Dissolved Oxygen and Fecal Coliform (both Category 5). Additionally, portions of Gorst Creek farther upstream such as the region near the Gold Mountain Golf Course is also on the 303(d) list for Dissolved Oxygen (Category 5), suggesting an issue throughout much of the creek.,

The Gorst Creek watershed supports runs of Chinook, coho, and chum salmon as well as steelhead and cutthroat trout. Sockeye are occasionally observed although it is unknown whether they are of local origin. The lower mainstem of Gorst Creek has historically supported heavy spawning activity by chum salmon, although this segment has been affected by development and road encroachment. The headwaters located to the north of SR-3 are in good condition (Kitsap Peninsula Salmonid Refugia Study, 2000).

The Suquamish Tribe operates two Chinook rearing ponds and yearling fall Chinook raceways within the lower mainstem. This program was established in 1981 as a cooperative effort with WDFW, the City of Bremerton, and the Poggie Club to provide salmon for both Tribal and sport harvest (Salmonid Habitat Limiting Factors, 2000).

#### Anderson Creek area.

Reclassification request 79, around just west of Anderson Creek, could result in 50 to 90 dwelling units over a 10.5-acre site that contains Category I and II Critical Aquifer Recharge Areas, erosion hazards, and borders Kabelac Creek, a stream supporting salmonids, including coho. In addition to the instream habitat value, the mouth of this streams provides for variation in salinity of Sinclair Inlet which outmigrating juveniles from this creek as well as Gorst Creek can exploit as they continue to adapt to salt water. Reduction in base flows will adversely impair these functions.

#### Blackjack Creek

Reclassification requests 1, 60, and 62 will influence groundwater recharge as these sites are located on hydric soils, Category II Critical Aquifer Recharge Areas, and/or near Blackjack Creek or its tributaries. Reclassification Request 60 is to rezone 17 acres from Rural Protection (1 DU/acre) to Industrial was recommended by the County. Request 62 involves a request, though not recommended by the County, to rezone 42 acres from Rural Protection 10-Acres and Rural Residential 5-Acre to Rural Residential (1 Du/5 Acres).

The Blackjack Creek watershed is comprised of six subbasins: Lower Blackjack Creek, Middle Blackjack Creek, Upper Blackjack Creek, Ruby Creek, Square Creek, and Square Lake subbasins. There are two primary tributary streams of Blackjack Creek, Ruby Creek and Square Creek, both of which originate at Square Lake, a shallow 30-acre lake in the western portion of the watershed. There are 36 miles of stream channels in the watershed, 20 of which are classified as fish habitat. The Lower Blackjack Creek subbasin is the largest at 3.8 square miles. Impacts to Blackjack Creek include: altered low flows from land cover change, climate change, and water withdrawals (Blackjack Creek Watershed Assessment and Protection and Restoration Plan. Suquamish Tribe 2017). The Blackjack Creek watershed supports two genetically distinct runs of chum salmon, a summer run and a late fall run, as well as Chinook and coho salmon, steelhead, and cutthroat trout. (Blackjack Creek Watershed Assessment and Protection and Restoration Plan. Suquamish Tribe 2017). The mouth of Blackjack Creek is mapped as a pocket estuary in the Washington Department of Ecology Coastal Atlas Map, providing for variation in salinity of Sinclair Inlet which juvenile salmonids migrating along shoreline can exploit as they continue to adapt to salt water. Reduction in base flows will adversely impair these functions. Portions of Blackjack Creek or its tributaries are on the 303(d) list for temperature (Category 5), dissolved oxygen (Category 5), fecal coliform (Category 5), pH (Category 2), temperature (Category 5).

The Blackjack Creek Watershed Assessment and Protection and Restoration Plan recommended *“limiting conversion of land cover, this strategy addresses riparian and floodplain processes by protecting peak and base streamflow, sediment loading, in-stream wood presence and recruitment, channel and floodplain complexity, water temperature, and food chain support.”* and *“Protect instream flow conditions important for salmonids by protecting aquifer recharge areas, implementing actions that enhance or promote groundwater exchange with surface waters, ensuring that permitted and permit-exempt uses account for instream flows, and through providing education and outreach”*.

#### Curley Creek.

Reclassification requests 49 is a recommended rezone of 16 acres from Rural Protection (1 Du/10 Acre) to Urban Low Residential (5-9 DU/Ac. This area is near hydric soils (wetlands) adjacent to tributary to Strawberry Creek.

Curley Creek is identified as one of three high priority creeks along the East Kitsap shoreline, important for Coho, Chum, ESA listed Steelhead and Chinook. The Curley Creek Watershed Assessment and Protection

and Restoration Plan (Suquamish Tribe 2017) identified several protection and restoration strategies such as: minimizing conversion of forestland to impervious surface; protect against future increases in consumptive water uses; and moderating streamflow by attenuating peak flow in winter and contributing to base flow in summer. Portions of Curley Creek are already on the 303(d) list for dissolved oxygen (Category 5). The reclassification will make it harder if not impossible to achieve these strategies.

#### Barker Creek

Barker Creek supports Puget Sound Chinook, coho, and chum salmon as well as steelhead and both sea run and resident cutthroat trout.

Request 11 appears to straddle Barker Creek and partially is located in a Category I Critical Aquifer Recharge Area. Requests 23, 26, 27, 28, 29 are contiguous and located in or near the headwaters of tributaries to Barker Creek. All contain significant areas mapped as erosion hazard areas. Additionally, all except for 23 are entirely mapped as Category II Critical Aquifer Recharge Areas, and that part of 23 not mapped as category II is mapped as a Category I. Impacts described for other streams will occur in Barker Creek if these reclassifications are approved.

Thank you for the opportunity to comment. In addition to the comments above the Tribe concurs with the comments submitted by the Port Gamble Sklallam Tribe, letter dated April 6, 2023. The Tribe looks forward to working with the County to help the County better understand the Tribe's concerns. If you have any questions, please contact me directly at 360-394-8449.

Sincerely,

Rod Malcom  
Biologist  
Suquamish Tribe

Rec'd @ 4-10-23 P.H.

### **Dave Wixson Comments on 4/10/23 at Kitsap County Public Hearing**

My name is Dave Wixson. I am a local business owner, property owner, and have lived in this county my whole life. I am speaking today regarding my reclassification request, number 4 on Kitsap County's list.

I have provided a packet of information for each commissioner to later review which supports my talking points.

My request to change from Rural Protection to Rural Residential zoning was not approved for inclusion as part of the alternative 3 list. Kitsap County planners have led me to believe through emails and phone calls that the reasoning for this was likely the critical areas that my parcels have and or them trying to avoid spot zoning my parcels.

I believe that this is an error in judgement because my parcels have equal or less critical areas than several other parcels that made it on to the alternative 3 list. Examples of these other parcels can be found in your included packets (screen shots the parcels are sourced from the Kitsap County parcel search, critical areas overlay).

My parcels (totaling) 40 acres can easily be classified as "relatively unconstrained" by critical areas, which is verbiage found in the county's definition of the rural residential zoning that I've requested.

My parcels also legally abut the "Rural Residential" zone in which I am requesting, and legally abut a neighbor's 10-acre parcel who is requesting the same zoning, and on the Alt 3 list. Because of this, changing my parcels zoning would not be considered spot zoning as Kitsap County defines it.

By changing the zoning to rural residential I can add three additional 5 acre lots to the county's small supply, a seemingly small amount on paper but helpful, nonetheless. The environmental effect of three additional 5-acre lots across 40 acres is negligible compared to many of the large lot subdivisions common across our county today.

I am asking you, our Kitsap County Commissioners, to approve my request to be on the alternative 3 list for reclassification. I'm also asking you to plead with our state legislature that our citizens want to see responsible rural growth as well as urban growth.

It is unfair to future generations to be forever financially locked out of living in rural areas of our county.

By allowing responsible rural development and zonings we can hopefully offset some of the skyrocketing prices of rural parcels in our community.

Many local families who have owned property in Kitsap County for decades, are requesting reclassification and inclusion in the Alternative 3. It would be a shame if the only successful parties were large developers/corporations in the Urban Growth Area, many of which, have no local connection to our community.

Re: Wixson Reclassification request & Public Comment for Consideration (#4 on KC County Reclassification list)

Parcel #'s: 022501-2-007-2003, 022501-2-034-2000, 022501-2-006-2004, 352601-3-024-2000, 352601-3-023-2001

I am writing this document in regard to my public comment/request for zoning reclassification on parcels that I own off of Anna Rd in Poulsbo (North end of Central Valley Rd.). These parcels were not included in Alternative 3, for consideration by Kitsap County Board of Commissioners.

Following the release of the current proposed plan I phoned Colin Poff and he explained to me that the main reasons a parcel(s) would not be considered for reclassification from Rural Protection to Rural Residential are:

1. If it has more intense critical areas
2. Or to avoid spot zoning.

In this document I will describe why those restricting characteristics do not describe my parcels. I believe that with further evaluation, these parcels should be identified as Rural Residential in the Alternative 3 Plan.

All five parcels included in my reclassification request are owned by my wife and me and are contiguous to each other. We have owned these parcels since the 1980s/1990s. These Parcels are currently zoned Rural Protection (1 Du/ 10 Ac), we are requesting a zoning change to Rural Residential (1 Du/ 5 Ac). With Rural Residential zoning and the few additional lots we will be able to add, it will be feasible to bring utilities to our parcels, which can then eventually be sold and developed into additional housing stock for Kitsap County. It is worth mentioning that we already have PSE Primary power 660' into our property and Silverdale Water has confirmed that a water main is available to serve this property from Anna Rd.

Rural Protection and Rural Residential zoning are very similar in description. We believe it is important to point out the similarities in "purpose" to these two types of zonings to show that they can coexist successfully (like they currently do in many parts of Kitsap County). According to the Kitsap County website, both the Rural Residential and Rural Protection zones "...promote low-density residential development and agricultural activities that are consistent with rural character".

### **Spot Zoning**

Other parcels that are on the Alternative 3 list requesting RR from RP are also bordering RP zoning. Our parcels also legally abut RR zoning.

These parcels abut publicly owned Anna Rd via a private driveway (60'x 660') that is owned by us. This means that they physically abut the zoning area that we want, just like other parcels in our area that have requested to reclassify from RP to RR. As Colin Poff mentioned in his follow up email, there is no specific criteria for how much of a parcel must abut the requested zoning. Since our contiguous parcels abut RR, as well as abutting another parcel (owned by our neighbor) that is on the Alt 3 list for RR consideration, our request cannot be excluded by using "spot zoning" as a reason.

Anna Rd. is the North/South split between Rural Residential and Rural Protection zoning, so if our zoning is changed, we will not be changing the neighborhood feel to Anna Rd. residents, as half of them already

have rural residential zoning, and the overwhelming majority of parcel owners on both sides off Anna Rd are on parcels much smaller than 5 acres.

We were made aware (by Colin Poff) that the planning commission does not take historical zoning into account when making decisions about current and future zoning, however historical zoning has allowed 90% of neighboring parcels to be 5 acres or smaller already. By making this note, we are not trying to infer those previous zonings allowed smaller lots (ironically historical zoning would have allowed our parcels to be 2.5 acres), we are simply pointing out what lot sizes exist in our area, and how if ours were made smaller, they would in turn fit in better to our neighborhood.

In the entire cluster of parcels that span the distance from Anna Rd to Liberty Bay (as shown on the county parcel search “zoning” overlay) I have only been able to count 9 parcels that are even bigger than ten acres. Because of the Rural Protection classification - Kitsap County is negatively restricting just 9 parcel owners in this area. The remaining parcel owners in this area are unaffected by the change to 5 acre lots, even if the entire region adopted 1 du/ 5ac zoning.

Even if reclassifying our property to RR was “Spot Zoning” (although as previously defined it is not “Spot Zoning”) - it would have no negative effect on our neighborhood as the majority of our neighboring parcels are 5 acres or smaller.

Early in this process we had a virtual Q&A with a staff member from Kitsap County (I believe her name is Melissa Shumake). She mentioned that I should try to get one of my neighbors involved in the reclassification request as it would be more likely to get consideration if more than one family/parcel was making the same request. I did discuss this point with one of my neighbors (Case Zegstroo) and he too wanted to request RR zoning for his parcel. He filled out an application and was able to make it on to the Alt 3 list, and ironically we were not. Does that make his inclusion (and our exclusion) in the Alt 3 recommendations - spot zoning? To be clear – we are in no way suggesting that the Zegstroo property should be removed from the RR recommendation.

## **Critical Areas**

According to Kitsap County’s “purpose” for each zoning classification, as well as phone and email correspondence with Colin Poff the differences in the two zoning classifications - involve critical areas. Rural Protection; “...protects environmental features such as significant visual, historical and natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas”. Whereas Rural Residential; “... is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services”.

When questioned on these differences, Colin did share the following explanation: “...Again, RP generally covers properties that have more critical areas than RR would, but this is not always the case. This is not always consistent because RP covers large areas, and RR covers large areas. We wouldn’t necessarily have an RP parcel surrounded by RR, simply because it has more critical areas”.

Our parcels can easily be described as “relatively unconstrained” by critical areas, a key word in the Rural Residential zoning purpose. We have equal or less critical areas than other parcels on the

Alternative 3 list as well as equal or less critical areas on parcels currently zoned Rural Residential - according to the Kitsap County Parcel Search "critical areas" overlay.

When our parcels are examined on the Kitsap County parcel search "critical areas overlay" it can be observed that our parcels do not contain any extreme critical area characteristics that would group them into not being able to fit with rural residential zoning. We do not have "steep slopes", "large fish streams" or "wetlands". Our property's critical areas can be easily defined as "relatively unconstrained by environmentally sensitive areas or other significant landscape features".

I have included in my email, a document showing three examples of similar parcels that wish to be rezoned to Rural Residential that have made it onto the Alt 3 list, which contain multiple types of critical areas that are equal to or more extreme than the critical areas found on our parcels.

I have also included a couple of examples of parcels that are near our parcels, that already have Rural Residential zoning, and contain critical areas equal to or more extreme than our parcels.

With these minimal relatively unconstrained critical areas, we believe that it is incorrect to say that "critical areas" prevents our parcels from being good candidates for Rural Residential zoning.

### **Request**

Because of the reasons discussed, we believe that our parcels should be reconsidered for inclusion in the current zoning reclassification map as Rural Residential. We do hope that the members of the board will take the time to review the details that we have shared. If the Board decides not to recommend our property for Rural Residential zoning we would like to know the reason(s) why we would be excluded. We appreciate your time in this process.

Sincerely,

David Wixson

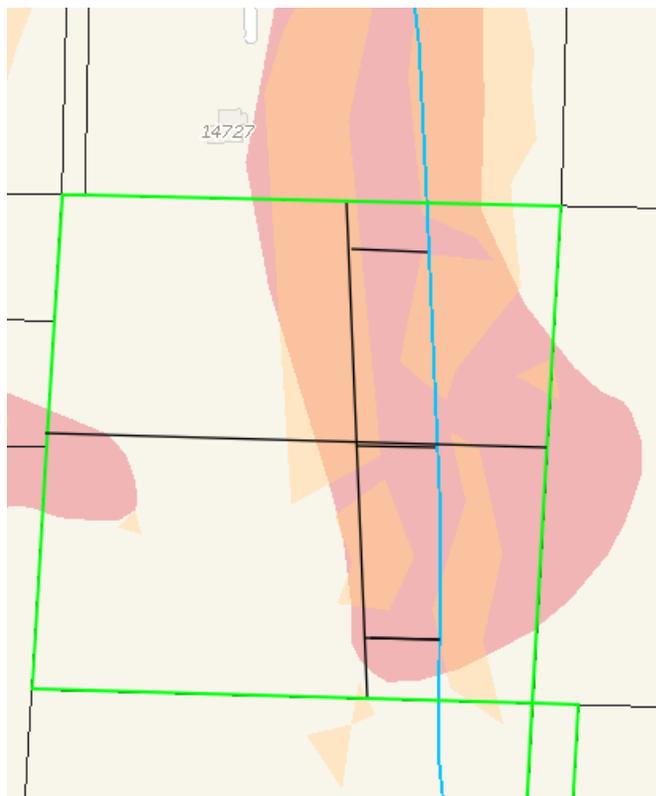
## Critical areas on our parcels

022501-2-007-2003 (10.69-acre parcel)

Has low-moderate slope on less than half of parcel with a seasonal 1ft wide creek running along one edge of the parcel. On the Kitsap County Parcel Search “critical areas” overlay, it should be noted that the creek is light blue signifying that it is a “non-fish habitat”. According to my own knowledge of the parcel and the “critical area” overlay, there are no areas with “hydraulic soils/potential wetlands”, there are also no “DNR NWI Surveyed wetlands or waterbodies”.

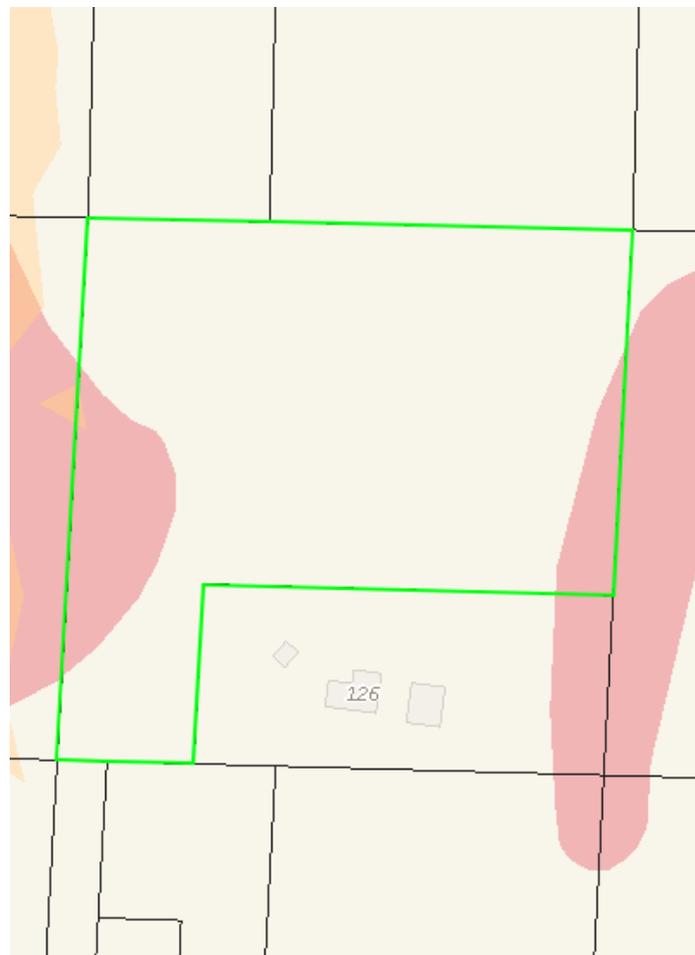
When using the measuring tool on the Kitsap County Parcel search to create a 100 ft buffer from the seasonal creek, there are 6.5 acres of almost level, usable land. If we split this parcel horizontal, to create two 5-acre parcels (like the four existing 5-acre parcels to the north of our 10-acre parcel), each of our two 5 acre lots would have approximately 3.25 acres of property for a homesite, yard, driveways, septic system, and 1.75 acres of trees, walking trails, and preserved rural forest.

The angled black vertical line drawn on the parcel below displays a potential 100 ft buffer from the creek. The horizontal black line is an example of how to split the parcel into two five acre lots. These two lots would each have over 3.25 acres of buildable area.



022501-2-006-2004 (7.43-acre parcel)

Parcel has low-moderate slope on approximately 10% of parcel with no creeks, waterbodies, or wetlands of any kind. There are no other critical areas of any kind on the parcel it is gently sloped to the north.



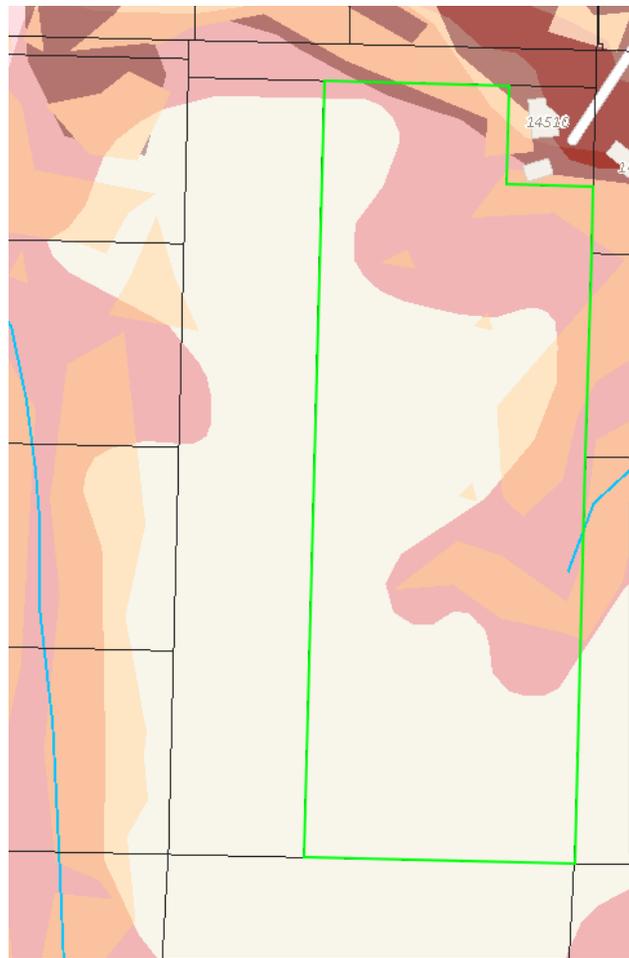
352601-3-024-2000 (12.08 acres)

352601-3-023-2001 (6.3 acres)

The 12-acre parcel (highlighted in green) has low to moderate slope in two areas of the property but is not by any means incumber by these areas. The parcel search shows a non-fish creek that extends 20 feet into the parcel on the eastern line, there are no other critical areas of any kind on this parcel.

The 6-acre parcel (to the left of the highlighted parcel) has no wetlands, streams, or any kind of critical areas, except for a low slope on the western property line in about the middle of the parcel.

Neighboring parcels to the west (5 acre lots) have more critical areas than these two parcels.



**Example 1 of parcel on Alternative 3 list with critical areas.**

Reclassification Request #25

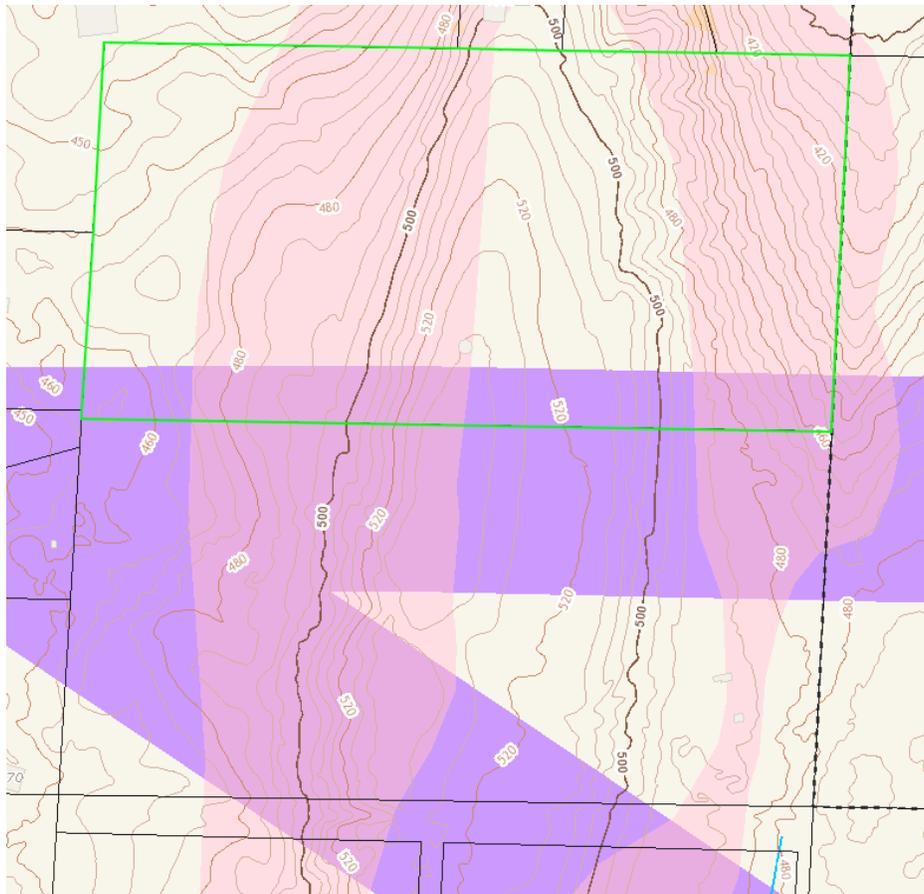
Parcel #'s: 012401-1-023-1008, 012401-1-023-1009

Owner: Hubert's Christmas Tree Farm

Location: Seabeck Hwy

Two 20-acre parcels both with critical areas (High seismic hazard area and Moderate erosion hazard area). The zoning on these parcels is currently Rural Wooded (1 DU/ 20 Ac). Owners have requested Rural Residential (1 DU/ 5 Ac). These two parcels are on the Alt 3 map.

Our parcels have equal critical areas in terms of "moderate erosion hazard" but our parcels have no dark purple overlay signifying "High seismic hazard area". We are only trying to change one zoning level, this parcel owner is changing two levels.



**Example 2 of parcel on Alternative 3 list with critical areas.**

Reclassification Request #74

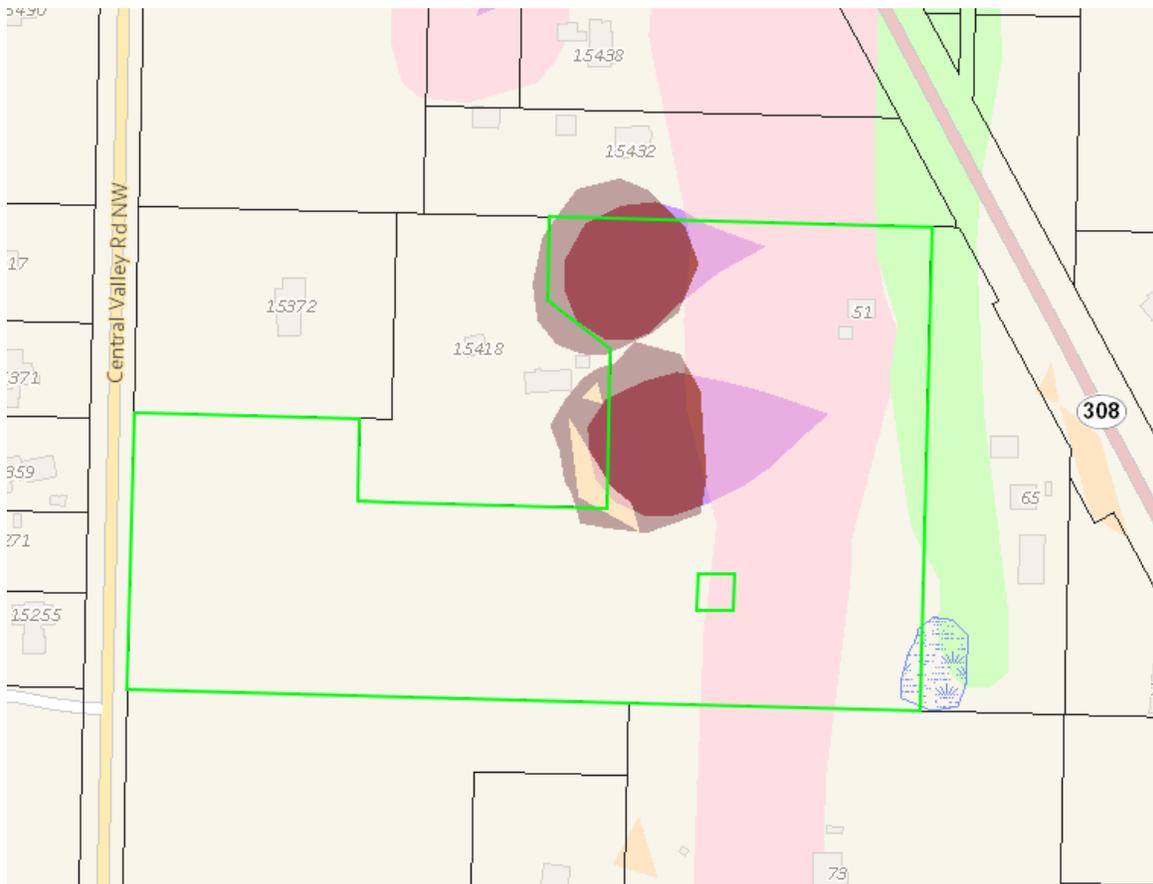
Parcel #: 342601-1-002-2001

Owner: Gloria Edwards

Location: Central Valley (Northwest of our parcels)

One 11.5-acre parcel with critical areas (High seismic hazard area, Moderate erosion hazard area). The zoning on these parcels is currently Rural Protection (1 DU/ 10 Ac). Owners have requested Rural Residential (1 DU/ 5 Ac).

Our parcels have far less critical areas than this parcel. Our parcels, like this one about the rural residential zoning that we both have requested, but this parcel is on the alt 3 map, and we are not.



**Example 1 of parcel in general vicinity of ours with critical areas and existing Rural Residential zoning.**

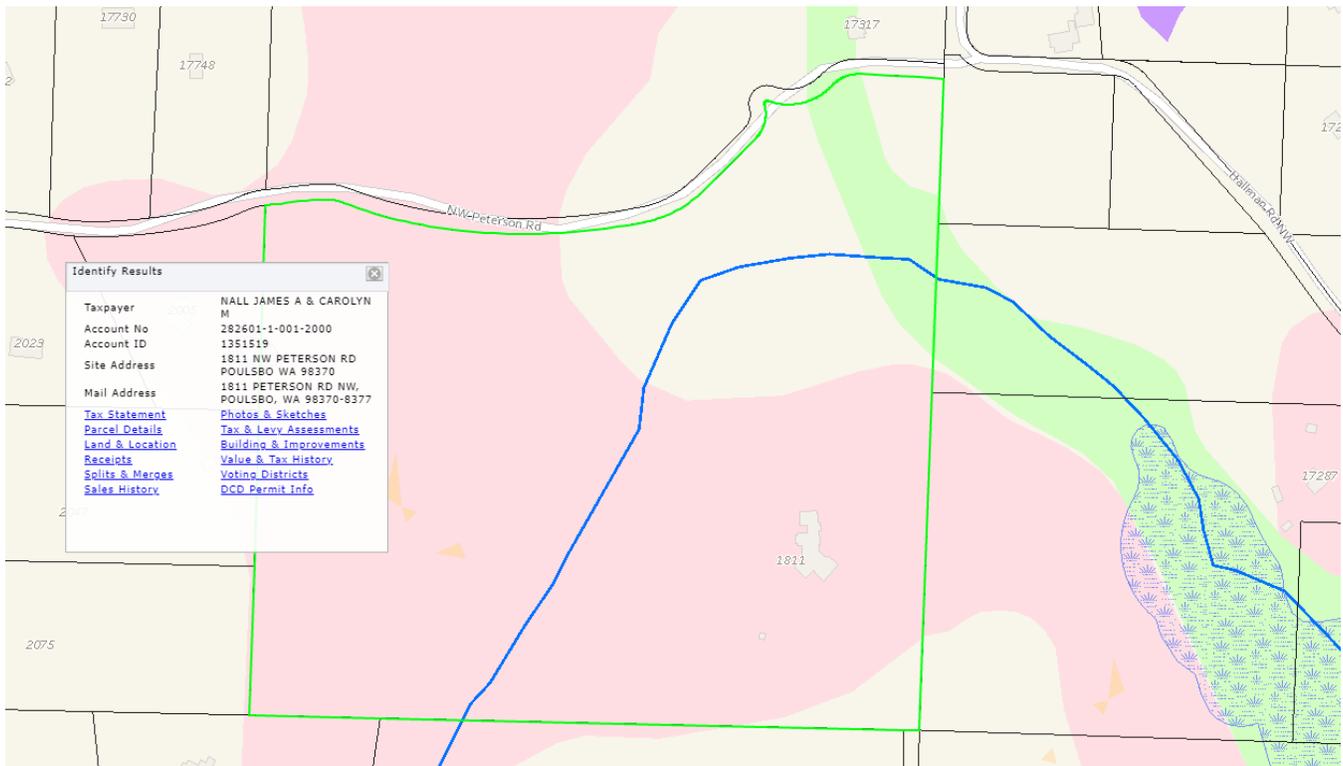
Parcel #: 282601-1-001-2000

Owner: James and Carolyn Nall

Location: Central Valley (Northwest of our parcels towards HWY 3)

One 31.8-acre parcel with critical areas (Fish Habitat Stream, Moderate erosion hazard area, Potential Wetlands). The zoning on this parcel is currently Rural Residential (1 DU/ 5 Ac).

Our parcels do not have any fish habitats or potential wetlands. We share the same “moderate erosion hazard” overlay, however this parcel is almost completely covered in this overlay. This parcel has more critical features than any of ours.



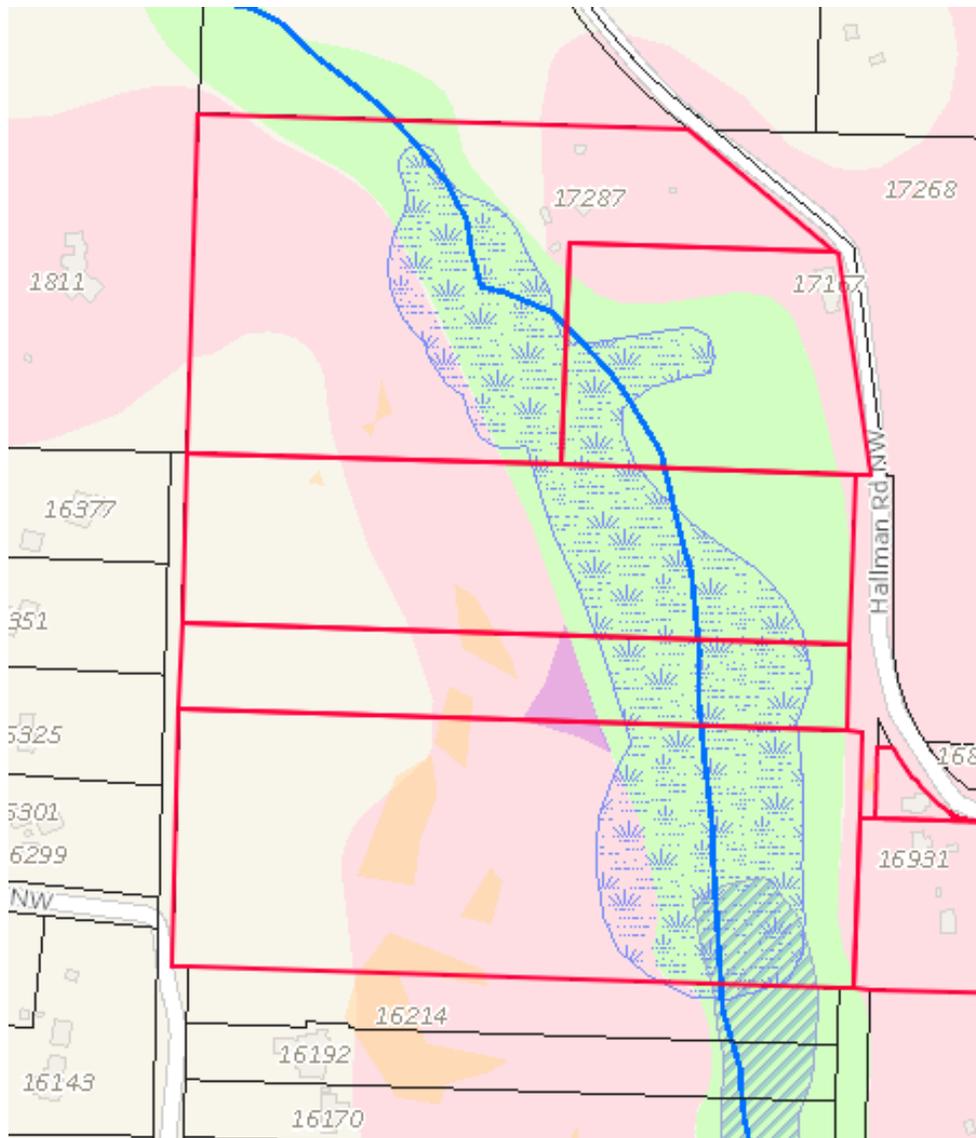
**Example 2 of parcel in general vicinity of ours with critical areas and existing Rural Residential zoning.**

Parcel #: 272601-2-019-2009, 272601-2-021-2005, 272601-3-037-2005, 272601-3-016-2000, 272601-3-017-2009

Owner: Larry Mueller

Location: Northwest of our parcels West of Viking Way off Hallman Rd)

5 parcels totaling 48.46 acres parcel with critical areas much more extreme than our parcels have (Fish Habitat Stream, Moderate erosion hazard area, Potential Wetlands, 100 year floodplain, High seismic hazard, DNR surveyed wetlands). The zoning on this parcel is currently Rural Residential (1 DU/ 5 Ac).



Good evening, Friends and Neighbors, it is great to see you all! My name is Jackie Kelly. I've lived on Island Lake over 25 years with the forest of Christa Camp ground as my southern border.

I'd like to start with a thank you to our Commissioners for hosting this hearing and for responding to my numerous e-mails, calls and visits! And a thank you to all of us here, gathered for the same goal, to help create the best environment for Kitsap County that we can.

As you can see from my t-shirt, I do have a specific area of concern regarding the possible rezoning of the Central Valley corridor. Reading through the 115 Comments submitted on the Comprehensive Plan thus far, over 75 of those comments specifically oppose the rezoning of Central Valley. That's a lot! This evening we have already heard strong testimony against rezoning this area based on what we know now and also from what we have learned from past flaws in the planning process. It's clear that even County approved plans can go array without due diligence in planning and strict oversight during development.

This brings me to the request I am making to you, our Commissioners, that you change the current protocol of how you determine which parcels to rezone. The normal protocol is to do a cursory or broad overview of the environmental impact a rezoning would have, leaving the specific details to be discovered after the rezoning. This shortsighted policy can be disastrous and led to irreplaceable damage and extensive repairs. If, the BIG IF... a detailed accurate assessment was completed for all to see **before** a rezoning decision was made, the zoning outcome has the potential to actually be a beneficial use of our limited resources.

We are all Stewards of this closed system we call Earth but you are our elected representatives to be the Stewards of our home here in Kitsap County. We need you as our leaders to use all your foresight in this rezoning effort. To that purpose I charge you with this responsibility: **Hire an Independent State Certified company to compile a detailed assessment of the Environmental Impact and Capital Facility needs before** you make a rezoning decision! You might say we can't afford that, but I say if you truly want to make an informed decision based on independent facts, not money, you can't afford not to! Please be our true Stewards, not just for us, but for our grandchildren and

for your grandchildren too. Hold to the precedent that has been set to protect and preserve the Central Valley corridor in its natural state. Be the knowledgeable, farsighted Leaders we need you to be.

Thank you for taking my testimony. (word count 457)

*Personally I'd like to see the entire Central Valley turned into a nature preserve with hiking and biking trails in the forest with the creek restored like Illahee Nature Reserve (570 acres) or the Grand Forest on Bainbridge (240 acres)...that way the whole county could enjoy it along with the wild life that lives there.*