

Kitsap County Comprehensive Plan Public Comment Themes Responses

This document presents a series of themes that are prevalent throughout the body of comments that the County has received on the Comprehensive Plan Update between December 2024 and April 2024. Certain comment numbers are referenced as examples for each theme. It is important to note that this may not be an exhaustive list of all comments received but does capture much of the recurring content. This document is to be used in conjunction with the most recent Comprehensive Plan Comment Matrix found on the [Comprehensive Plan webpage](#). The [DEIS Comment Matrix](#) is also referenced for a select few comments.

Contents

- Transportation Comment Themes.....3**
- Transit Options 4
- Transit Frequency 4
- Highway Congestion..... 4
- County Road Congestion..... 4
- Non-Motorized Facilities 4
- Electric Charging for Non-Motorized 4
- Wider Paved Shoulders, Bike Infrastructure and Safety 4
- Vehicular Green House Gas (GHG) Emissions 4
- Road Project Descriptions 4
- Non-Motorized Project Funding 4
- Consolidation of Technical Information 4
- Transportation Element Maps..... 4
- Projects from Other Agencies 5
- Non-Motorized Plan Integration 5
- Rural Road Capacity 5
- Rural Growth Rate..... 5
- Parking..... 5
- Parks Comment Themes5**
- Opposition to Paving Park Trails..... 5

Public Comment Theme Responses

Habitat Preservation 5

Trail Planning 5

Event Spaces..... 5

Parks Funding/Planning 5

Port Gamble Heritage Park 6

Capital Facilities Comment Themes.....6

 Building GHG Emissions 6

 Fire Flow..... 6

Silverdale Subarea Plan Comment Themes6

 Road Diet for Silverdale Way..... 6

 Downtown Development..... 6

 Regional Policy and Center Investment 6

 Market Study..... 6

Kingston Subarea Plan Comment Themes6

 Ferries and Land Use..... 6

 Growth Targets and Center Guidelines 7

Critical Areas/Environment Comment Themes.....7

 Greater Environmental Protection 7

 Mapping Needs 7

 Enforcement..... 7

 Landslide Hazard Concerns 7

Climate Change Comment Themes7

 Tree Canopy 7

 Water Supply..... 7

 County Vehicle and Infrastructure Conversion 7

 Shift away from Fossil Fuels 7

 General Resiliency and Planning 8

 Protection of Critical Areas 8

 Sea Level Rise 8

Agriculture.....8

 Opposition to Rural Reclassification..... 8

 Agriculture Practices 8

 Agriculture Needs 8

Public Comment Theme Responses

Regenerative Farming 8

Housing Comment Themes.....8

Affordable Housing 8

Short-Term Rental Regulation 8

Transit Center Parking Requirements..... 9

ADA Building Codes..... 9

Identifying Barriers to Affordable Housing 9

Racial Impacts 9

Capital Facilities and Funding Sources 9

Multi-Family and Permanent Supportive Housing Outside of UGA..... 9

Senior Housing and Support 9

Land Use – Site Specific Comment Themes.....9

Opposition to Rayonier/Raydient Reclassification 9

Support for Rayonier/Raydient Reclassification..... 10

Opposition to Island Lake Reclassification 10

Support for Island Lake Reclassification..... 10

Support for Enetai/Rozewood Reclassification 10

Opposition to Kingston/Lindvog Reclassification..... 10

Support for Mountain View Meadows Reclassification 10

Lennar Industrial to Commercial Reclassification Request 10

Support for Phillips Road Reclassification 10

Wixson (Anna Rd) Reclassification Request 10

Cedarland Rezone 10

Shoemaker Rezone..... 10

Bremerton UGA Concerns..... 11

Christensen Rezone..... 11

Vlahovich Rezone 11

Ueland Tree Farm Rezone 11

Skokomish Tribe Reclassification..... 11

Arnold Rezone 11

Proctor Rezone 11

Waters Rezone 11

General Land Use Comment Themes11

Public Comment Theme Responses

Opposition to SEPA Expansion	11
Quality of Life/Neighborhood Character	11
Lighting Code.....	12
Subdivision Options	12
Wildland Urban Interface (WUI)	12
Kingston Building Height.....	12
Alternative 2 Support.....	12
Alternative 3 Support with Managed Growth.....	12
Postponing Rural Elements	12
Density and Infrastructure	12
Apex Airport.....	12
Economic Development Comment Themes	12
Agricultural Support.....	13
Tourism.....	13
Short-Term Rentals.....	13
Ferry Route Capacity	13
Grocery Stores.....	13
Environment and the Economy.....	13
Permitting.....	13

[Transportation Comment Themes](#)

Public Comment Theme Responses

Transit Options

Comments focused on broadening the county's transit options using methods such as BRT and light rail.
(See comments 18, 125, 158)

Transit Frequency

Comments focused on increasing the frequency of public transit options.
(See comments 102, 158, 165, 196)

Highway Congestion

Comments focused on highway congestion.
(See comments 22, 165, 229)

County Road Congestion

Comments focused on county road congestion.
(See comment 161, 222)

Non-Motorized Facilities

Comments focused on a need for more non-motorized facilities and better connectivity.
(See comments 63, 70, 86, 106, 128, 141, 142, 143, 276, 283, 284, 288, 290, 300, 307)

Electric Charging for Non-Motorized

Comment focused on a need for more charging infrastructure for non-motorized transit options.
(See comment 113)

Wider Paved Shoulders, Bike Infrastructure and Safety

Comments focused on developing wider paved shoulders or infrastructure to increase biking safety.
(See comments 86, 128, 141, 147, 158, 200, 202, 204, 238, 239, 262, 265, 283, 305, 307, 324)

Vehicular Green House Gas (GHG) Emissions

Comment focused on a need to reduce vehicular GHG emissions.
(See comment 113)

Road Project Descriptions

Comment focused on a need for more detailed road project descriptions.
(See comment 143)

Non-Motorized Project Funding

Comments called for an increase in funding allotted to non-motorized transportation projects.
(See comments 127, 141, 143, 161, 233)

Consolidation of Technical Information

The Puget Sound Regional Council (PSRC) commented that the Transportation Element needs to consolidate supporting technical information.
(See comments 368-381 in the DEIS comment matrix)

Transportation Element Maps

PSRC Commented that maps need to be added to the Transportation Element.
(See comments 368-381 in the DEIS comment matrix)

Public Comment Theme Responses

Projects from Other Agencies

PSRC Commented that supporting projects from other agencies such as the Washington State Department of Transportation (WSDOT) should be included in the Transportation Element.
(See comments 368-381 in the DEIS comment matrix)

Non-Motorized Plan Integration

PSRC Commented that the Non-Motorized Plan should be better integrated in the Transportation Element.
(See comments 368-381 in the DEIS comment matrix)

Rural Road Capacity

PSRC commented that a policy should be added to avoid the addition of road capacity in rural areas.
(See comments 368-381 in the DEIS comment matrix)

Rural Growth Rate

PSRC commented that strategies should be implemented to reduce the rate of rural growth.
(See comments 368-381 in the DEIS comment matrix)

Parking

Comment focused on regulations regarding garage parking.
(See comment 277)

Parks Comment Themes

Opposition to Paving Park Trails

Comments opposed the paving of trails within County parks.
(See comments 52, 79, 86, 87)

Habitat Preservation

Comments focused on habitat preservation within County parks.
(See comments 52,87, 79, 296, 297)

Trail Planning

Comments focused on a need for more robust trail planning.
(See comments 87, 296)

Event Spaces

Comment focused on a need for event spaces.
(See comment 132)

Parks Funding/Planning

Comments focused on park funding initiatives and planning processes.
(See comments 320,321,322)

Public Comment Theme Responses

Port Gamble Heritage Park

Comments focused on the Port Gamble Heritage Park.
(See comments 4, 309)

Capital Facilities Comment Themes

Building GHG Emissions

Comments focused on reducing GHG emissions from buildings.
(See comments 114, 127, 231)

Fire Flow

Comments focused on improving fire flow water.
(See comment 97, 214)

Silverdale Subarea Plan Comment Themes

Road Diet for Silverdale Way

Comment focused on the addition of a road diet for Silverdale Way.
(See comment 54)

Downtown Development

Comments focused on increasing development in downtown Silverdale.
(See comments 121, 169)

Regional Policy and Center Investment

PSRC commented that a policy should be added to prioritize center investments consistent with regional policy.
(See comment 380 in the DEIS comment matrix, 302, 303, 304)

Market Study

PSRC commented that a strategy be added to complete a market study.
(See comments 368-381 in the DEIS comment matrix)

Kingston Subarea Plan Comment Themes

Ferries and Land Use

Comment called for consideration of the connection and relationship between land use and ferries.
(See comment 21)

Public Comment Theme Responses

Growth Targets and Center Guidelines

PSRC commented that a policy be added to match growth targets to centers guidelines.
(See comments 368-381 in the DEIS comment matrix)

Critical Areas/Environment Comment Themes

Greater Environmental Protection

Comments focused on enhancing environmental protection measures. Topics include the use of net ecological benefit, use of RMZ/SPTH, zoning, MRO setbacks, environmental policies, and parks.
(See comments 17, 33, 48, 76, 80, 84, 87, 93, 95, 99, 118, 124, 126, 127, 159, 163, 183, 217, 266, 278, 282, 308)

Mapping Needs

Comment focused on further mapping needs.
(See comment 75)

Enforcement

Comment focused on enforcement.
(See comment 126)

Landslide Hazard Concerns

Comment focused on landslide hazards.
(See comment 215)

Climate Change Comment Themes

Tree Canopy

Comments focused on tree canopy retention.
(See comments 13, 80, 84, 146, 150, 152, 181, 183, 199, 200, 212, 215, 230, 266, 292, 306, 327, 330)

Water Supply

Comments focused on water supply and water quantity.
(See comments 6, 48, 84, 275, 305)

County Vehicle and Infrastructure Conversion

Comments focused on conversion of county vehicles and infrastructure to more renewable forms of energy.
(See comments 113, 114)

Shift away from Fossil Fuels

Comments focused on incentivizing a shift away from natural gas, fossil fuels, and gas stations.
(See comments 113, 114, 171)

Public Comment Theme Responses

General Resiliency and Planning

Comments focused on general climate change resiliency and planning measures.
(See comments 6, 80, 84, 88, 249)

Protection of Critical Areas

Comments focused on protecting critical areas as a method of achieving climate goals.
(See comments 75, 84, 274, 330)

Sea Level Rise

Comment focused on the impacts of sea level rise.
(See comment 95)

Agriculture

Opposition to Rural Reclassification

Comments focused on opposition to rural land reclassification and preservation of agricultural lands.
(See comments 76, 82, 163, 306)

Agriculture Practices

Comments focused on certain climate or sustainability related agricultural activities.
(See comments 115, 220, 221)

Agriculture Needs

Comments focused on the need for more focus on agricultural issues.
(See comments 220, 272, 282, 324, 326, 328)

Regenerative Farming

Comments focused on climate impacts of regenerative farming practices compared to corporate farming.
(See comments 6, 82)

Housing Comment Themes

Affordable Housing

Comments focused on affordable housing. Topics included expedited permitting for multi-family development, reduced ADU fees, moratorium on unaffordable homes, “missing middle” development, need for senior housing, and homelessness.
(See comments 47, 76, 77, 85, 95, 180, 196, 219)

Short-Term Rental Regulation

Comments focused on regulation of short-term rental properties.
(See comments 90, 127)

Public Comment Theme Responses

Transit Center Parking Requirements

Comment focused on reducing parking requirements in transit centers.
(See comment 127)

ADA Building Codes

Comment focused on ADA accessible building codes for residencies.
(See comment 145)

Identifying Barriers to Affordable Housing

The Department of Commerce commented that the plan needs to clearly identify barriers to affordable housing and include proposed actions. The plan also must outline how ADUs will help meet housing needs.
(See comment 174)

Racial Impacts

The Department of Commerce requested that a statement be included in an appendix that explains whether data indicates there are disparate racial impacts in Kitsap County. This appendix is to review, document, and summarize the policies and regulations that are attributed to these impacts.
(See comment 174)

Capital Facilities and Funding Sources

The Department of Commerce requested that existing and planned capital facilities and funding sources as they relate to housing capacity are documented.
(See comment 174)

Multi-Family and Permanent Supportive Housing Outside of UGA

The Department of Commerce commented that Multi-family and Permanent Supportive Housing (PSH) is not appropriate outside the UGA; may not be appropriate in LAMIRDs due to lack of support infrastructure.
(See comment 174)

Senior Housing and Support

Comment focused on supporting aging community members.
(See comment 294)

Land Use – Site Specific Comment Themes

Opposition to Rayonier/Raydient Reclassification

Comments opposed the Rayonier/Raydient Reclassification.
(See comments 5, 8,10, 11,12, 14, 19, 20, 25, 26, 27, 28, 31, 32, 34, 35, 37, 39, 40, 41, 43, 44, 45, 46, 49, 50, 55, 56, 58, 59, 60, 62, 63, 64, 65, 67, 69, 71, 76, 82, 91, 92, 94, 96, 100, 101, 102, 109, 110, 111, 117, 119, 120, 123, 130, 134, 152, 158, 167, 182, 201, 247, 268, 286, 287, 299, 312, 313, 317, 319)

Public Comment Theme Responses

Support for Rayonier/Raydient Reclassification

Comments supported the Rayonier/Raydient Reclassification. Generally, support was for a sports complex/YMCA facility.

(See comments 23, 30, 36, 42, 116, 203, 207, 228, 245, 256, 260, 261, 285)

Opposition to Island Lake Reclassification

Comments opposed the Island Lake Reclassification.

(See comments 24, 76, 82, 199, 208, 209, 210, 227, 232, 234, 235, 236, 273, 310)

Support for Island Lake Reclassification

Comment supported the Island Lake Reclassification.

(See comment 263)

Support for Enetai/Rozewood Reclassification

Comments opposed the Enetai/Rozewood Reclassification.

(See comments 13, 75, 76, 94, 254, 267, 269, 275, 279, 280, 291, 301, 311)

Opposition to Kingston/Lindvog Reclassification

Comments opposed the Kingston/Lindvog Reclassification.

(See comments 15, 38)

Support for Mountain View Meadows Reclassification

Comment supported the Mountain View Meadows Reclassification.

(See comment 66)

Lennar Industrial to Commercial Reclassification Request

Comment requested a reclassification from industrial to commercial.

(See comment 121)

Support for Phillips Road Reclassification

Comment supported this rezone from Rural Protection to Urban Low

(See comment 185)

Wixson (Anna Rd) Reclassification Request

Comments from the owner(s) support this request.

(See comments 129, 140)

Cedarland Rezone

Comment from the owner supports this rezone.

(See comment 153)

Shoemaker Rezone

Comment from the owner supports this rezone.

(See comment 170)

Public Comment Theme Responses

Bremerton UGA Concerns

Comment expressed concerns about the Bremerton UGA such as a lack of sidewalks around schools and drainage problems, etc.

(See comment 173)

Christensen Rezone

Comment from the owner supports this rezone.

(See comment 225)

Vlahovich Rezone

Comment from the owner supports this rezone. Wants the rezone corrected from Neighborhood Commercial to Industrial in preferred alt.

(See comment 257)

Ueland Tree Farm Rezone

Comments regarding the Ueland Rezone.

(See comments 226, 325)

Skokomish Tribe Reclassification

Comment from the Skokomish Tribe requesting that reclassification be included in the preferred alternative to go from Rural to Commercial.

(See comment 198, 270)

Arnold Rezone

Comment from the owner supports this rezone.

(See Comment 323)

Proctor Rezone

Comment from the owner supports this rezone.

(See comment 323)

Waters Rezone

Comment from the owner supports this rezone.

(See comment 329)

General Land Use Comment Themes

Opposition to SEPA Expansion

Comment opposed SEPA expansion.

(See comment 204 in the DEIS comment matrix)

Quality of Life/Neighborhood Character

Comments focused on Quality of Life/Neighborhood Character. Generally, these comments opposed rural UGA expansion.

(See comments 13, 75, 101, 184, 331)

Public Comment Theme Responses

Lighting Code

Comments focuses on a need for better lighting code practices.
(See comments 1, 205)

Subdivision Options

Comment focuses on subdivision options, primarily that there should be no density requirement if lots have previously been built upon.
(See comment 2)

Wildland Urban Interface (WUI)

Comment focuses on directing growth outside of the WUI.
(See comment 127)

Kingston Building Height

Comments focus on limiting building height or keeping height limits as-is. Comments advise to follow the 2018 mixed-use adoption and coordinate with the ferry system and land use. (See comments 72, 73, 74, 85, 112, 161)

Alternative 2 Support

Comments support Alternative 2. Generally, these comments oppose the rural rezones and UGA expansions and call for tree retention measures.
(See comments 72, 74, 95, 108, 117,120, 127, 146, 147, 152, 157, 158, 159, 160, 162, 163, 178, 199, 229, 248, 281, 289, 290, 292, 293)

Alternative 3 Support with Managed Growth

Comments supported alternative 3 with managed growth.
(See comments 74, 184, 178, 184, 245, 245)

Postponing Rural Elements

Comments focused on postponing rural elements.
(See comments 95, 120, 152, 295, 298, 331)

Density and Infrastructure

The Department of Commerce commented that where higher densities are proposed, the County needs to show when sewer and other utilities will be available as well as the source and time of funding.
(See comment 174, 271, 274)

Apex Airport

Comments supported an overlay around Apex Airport for safety/compatibility.
(See comment 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 197, 241,242, 243, 244, 246, 250, 258, 259)

Economic Development Comment Themes

Public Comment Theme Responses

Agricultural Support

Comment focuses on a need to support agriculture, as it contributes to the local economy.
(See comment 220)

Tourism

Comment focuses on supporting the tourism economy.
(See comment 90)

Short-Term Rentals

Comment focuses on slowing the proliferation of short-term rentals.
(See comment 90)

Ferry Route Capacity

Comment focuses on restoring ferry routes to full capacity.
(See comment 169)

Grocery Stores

Comment focuses on a need for better grocery stores.
(See comment 169)

Environment and the Economy

Comment focuses on how a healthy environment contributes to a healthy economy.
(See comment 124)

Permitting

Comments focus on permitting processes and costs.
(See comments 314, 315, 316, 318)