

5.0 ENVIRONMENTAL PROTECTION

5.1 INTRODUCTION

The goals, policies contained in this chapter are based upon existing conditions, information and analysis of the natural environment contained in other portions of the Draft Sub-Area Plan / Draft Supplemental Environmental Impact Statement (DSEIS) issued on October 9, 2002, which included the February 1994, Final Environmental Impact Statement Applewood Planned Unit Development and the September 1996 EIS Addendum to the Arborwood (formerly Applewood) Planned Unit Development. The Carpenter Creek Estuary Restoration Project, Final Integrated Feasibility Report and Environmental Assessment, September 2003 was adopted by reference after proper notice was given. Chapter 3.0 of the 2002 DSEIS contains existing conditions information regarding the natural environment within the Sub-Area.

5.2 GOALS, POLICIES AND PROJECTS

Through the public participation process, the Steering Committee identified the natural environment as being an overarching theme, specifically that:

The preservation of the natural environment is linked to both Kingston's quality of life and community character.

The Steering Committee was unanimous in its desire to preserve and protect natural systems. All of the members felt that the link between the preservation of natural areas and open spaces, and the quality of life and character of the community was direct and profound. The Steering Committee had less success in determining what the best strategy should be to encourage and accomplish preservation. For some members of the Steering Committee, natural systems could best be protected by curtailing growth. For others, it was not growth itself, but the type of growth (ie, 5-acre tracts versus cluster-style development that could best protect open space and critical areas). The Steering Committee agreed that existing Kitsap County environmental regulations should be evaluated to ensure that adequate protections for natural systems are present in the UGA. During the final sub-area planning process, an updated Critical Areas Ordinance was adopted, using best available science. At this time, the protective mechanisms in the ordinance are expected to be the "best" available. See Figure 5-1, Building Limitations, for critical areas. Please note Figure 5-1 is being updated to reflect new critical areas designations, mapping efforts and the December 2005 Critical Areas Ordinance approved by the Board of County Commissioners.

In analyzing the potential alternatives for consideration for the UGA, an additional element was discussed:

Would the inclusion of natural systems within an expanded UGA create a need to increase densities elsewhere within the UGA?

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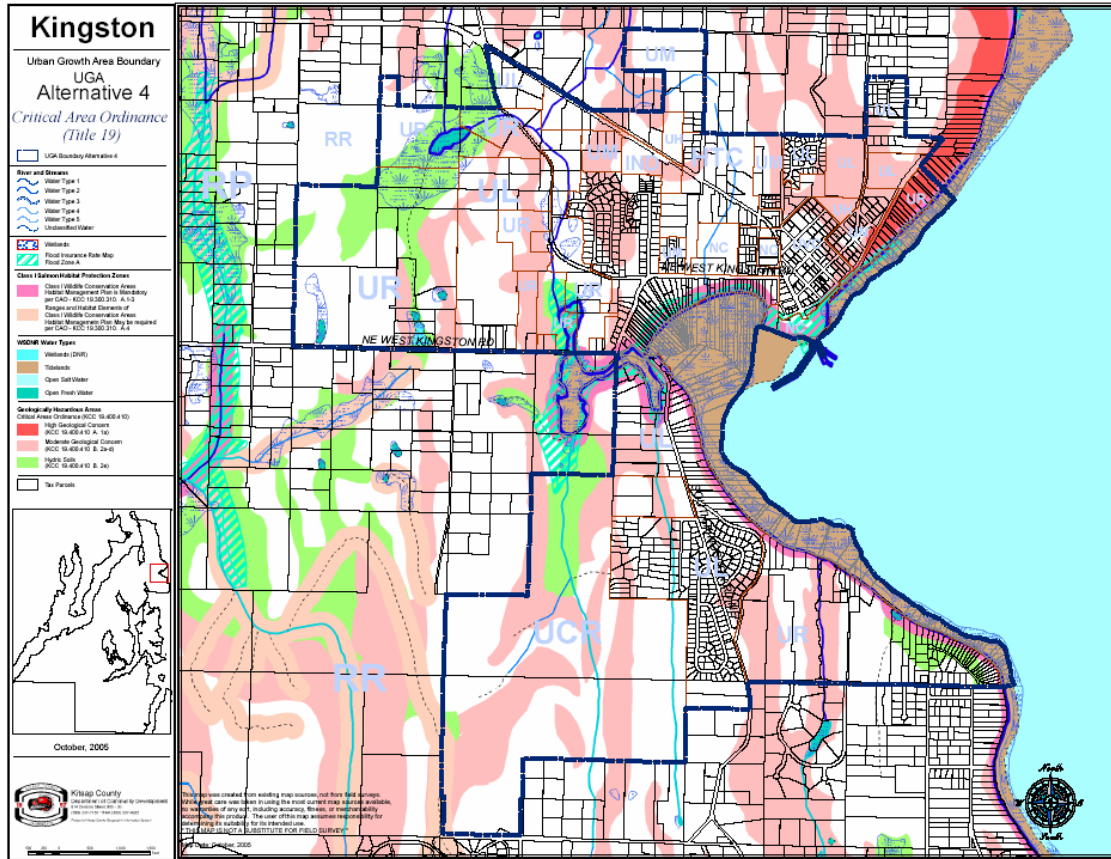


Figure 5-1 Building Limitations Map

This issue was predicated on the desire to incorporate existing, significant natural systems into the UGA as a means of providing a higher level of protection than provided under current County standards. An undesirable result of including environmental areas could be that the density in other portions of the UGA might need to be increased in order to meet the desired overall residential density of no less than 4 dwelling units per acre.

The goals and policies included in the Kingston Sub-Area Plan are intended for interpretation in conjunction with the Kitsap County Comprehensive Plan.

Protect Kingston’s Environmental Quality

Goal 1: Protect and enhance shoreline resources.

Goal 2: Protect critical areas and natural systems.

Policy 2.1. Protect environmentally sensitive areas, open spaces and wildlife habitat and corridors through public and private initiatives such as:

- Open-space tax incentives,
- Transfer or purchase of development rights,
- Public land acquisition,

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- Establishing conservation easements,
- Encouraging donations of land for permanent open space, or
- Limiting the amount of lot coverage and clearing.

Project 2.1.1 Work with the County Assessor, Cutthroats of Carpenter Creek, Great Peninsula Land Trust, and other appropriate organizations to inform and educate property owners about tax reduction programs and conservation easement options available to preserve environmentally sensitive areas, open spaces, wildlife habitat and corridors.

Policy 2.2: Acknowledge that Kingston will accommodate increased urban densities, and that the cumulative effect of these increases may require more environmental protection strategies: Adequately protect the unique environmental systems within the Kingston UGA with appropriate regulations. Achieve adequate environmental protection by evaluating existing Endangered Species Act (ESA) regulations, and placing specific emphasis on “Urban Restricted” zones .

Project 2.2.1 Provide periodic evaluation of these Goals, eg, shoreline and environmental protections, to ensure that standards are adequate and appropriate to protect the unique environmental systems found in Kingston. Should standards not provide adequate protection, consider supplemental revisions to the Critical Area Ordinance (CAO), shoreline and zoning code(s) that would provide greater protection. Specific emphasis should be placed on evaluating the efficacy of existing regulations that address the following:

- Aquifers and their recharge areas
- Wildlife habitat and wildlife corridors
- Mature trees and native vegetation
- Wetlands and drainage corridors

Policy 2.3: Identify critical area designations in the Kingston UGA and surrounding area as new information becomes available.

Goal 3: Protect aquifer recharge areas, as well as water quality and quantity.

Goal 4: Protect, conserve and enhance wildlife habitat and wildlife corridors for the good of natural and human systems alike.

Goal 5: Preserve natural vegetation to minimize visual impacts and maintain natural systems.

Goal 6: Ensure that Federal, State and County standards which support salmon recovery are appropriately applied in the Kingston Sub-Area.

Goal 7: Encourage (re)development to incorporate the principles of sustainability into the design objectives, construction materials and proposed uses.

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Policy 7.1: Work with the Home Builders Association of Kitsap County, the Solid Waste Division of the Kitsap County Public Works Department and other community groups to educate and inform the community on methods of integrating principles of sustainability into new development proposals. Specifically, encourage the design and siting of structures in a manner that acknowledges and is responsive to the surrounding environment. In addition, encourage the use of recycled and/or renewable materials in building construction.

Goal 8: Consider community interests in public agency²⁰ decision-making processes that affect Kingston.

Policy 8.1: Ensure that the community is informed and participates in the Kingston-related decision-making process of public agencies through briefings of the Kingston Citizens' Advisory Committee (KCAC). Should specific issues require greater participation from the community, form ad-hoc subcommittees comprised of KCAC and community members as required.

²⁰ The term "agency" refers to state and local entities such as WSDOT, Washington State Ferries and Kitsap Transit whose decisions may significantly affect the quality of life and future of Kingston.