

Fact Sheet

Title: The Kingston Sub-Area Plan Update

Description of the Proposal: The Kingston Urban Growth Area (UGA) was established in May 1998, through the adoption of the Kitsap County Comprehensive Plan. In the 2003 Sub-Area Plan, the UGA was amended to include population and employment forecasts for the planning period ending in 2017. The UGA encompassed 769 gross residential acres of lands, accommodating a population of 2511. After accounting for critical areas, open space, public facilities and public rights-of-way, the total net developable residential acres was 139. The average residential density was 4.3 units per acre. Total commercial and industrial net acres were 18 and 5, respectively.

This 2005 Kingston Sub-Area Plan amends the 2003 Plan by incorporating the most recent county-wide population projections (2025) and information from the 2005 Updated Land Capacity Analysis (ULCA). Four alternative proposals were reviewed and evaluated in the Plan. The UGA identified in Alternative 4, as modified by the Kitsap Planning Commission, was selected as the Preferred Alternative. The Preferred Alternative encompasses 1425 gross acres in the UGA, accommodating a proposed population of 5,006 through the year 2025. After accounting for critical areas, open space, public facilities and public rights-of-way, the total net developable residential acres 262.

All of the lands contained in the four alternatives and their proposed land uses were previously analyzed in some form through the State and National Environmental Policy Act (SEPA and NEPA) and the plan review process for the 2003 Kingston Sub-Area Plan; the Arborwood Planned Unit Development; and/or the Carpenter Creek Estuary Restoration, with the following minor variations:

- One new 15-acre property was included in Alternative 2, but the alternative was subsequently eliminated;
- One area of urban reserve (with vesting of one unit per acre) was subsequently changed to Urban Residential Cluster, but did not change the originally analyzed densities; and
- One new 10-acre area was added as necessary for property access.

After incorporating the land capacity analysis data and applying reasonable measures, four of eight reclassification requests were either eliminated because the UGA expansion would have been too large (Alternative 2), or not selected as the preferred alternative because of greater environmental constraints (Alternative 3). Land uses designated in the update include restricted, low-, medium- and high-density residential, Urban Cluster Residential (UCR), as well as Highway Tourist Commercial (HTC), Neighborhood Commercial (NC), Urban Village Center (UVC) standards, Industrial, and public uses such as schools and parks. Also, implementing physical aspects of vision that has evolved since 1993, the Design Standards for the Community of Kingston were adopted in December 2000 (Ordinance 150-2000). These standards promote Kingston's "small

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town character,” promote economic vitality and address impacts of transportation and tourism issues.

In particular, the design standards apply to projects within the identified zones of the Urban Growth Area of Kingston. They are defined and named as follows:

1. Old Town/Waterfront District.
2. Village Green District.
3. Lindvog Commercial District.

It is important to note any existing structure or facility that does not conform to these standards is exempt from compliance unless the use or the structure is modified, upgraded, remodeled, or otherwise improved. All single-family residential structures are exempt from these design standards.

The revised Sub-Area Plan includes an update of policy elements addressing the following:

- Planning process and public participation;
- Population and land use;
- Environment;
- Transportation;
- Capital Facilities; and
- Implementation.

Adoption of the Sub-Area Plan Update will involve concurrent adoption and incorporation by reference into the Kitsap County Comprehensive Plan, as amended in 2004. Also, this Sub-Area Plan Update is an initial step in gathering data for the 10-year review of the Comprehensive Plan, pursuant to RCW 36.70A.130. During the 10-year review, the County intends to continue to assess the buildable lands data, as it pertains to rural and urban areas county-wide. At such time, the County will further refine all unincorporated UGA's, if necessary. As determined by the Central Puget Sound Growth Management Hearings Board (Case # 04-3-0009c), Kitsap County will complete the 10-year review update in December, 2006.

Location: The Sub-Area is located in the northern portion of the Peninsula within Kitsap County. It is bordered by the Puget Sound to the East and rural residential lands on the West. To the North and South are all rural residential properties. The Kingston UGA is the northernmost growth boundary contained within the County.

Proponent: Kitsap County
614 Division Street, MS-36
Port Orchard, Washington 98366-4682

Lead Agency: Kitsap County Department of Community Development

SEPA Determination: Adoption of existing environmental documents: Kitsap County Comprehensive Plan Environmental Impact Statement (EIS), 1998; Integrated Kingston

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Sub-Area Plan and Draft Supplemental EIS (SEIS), October 2002; Kingston Sub-Area Plan Final EIS (FEIS), August 2003; Applewood Draft EIS, July 1993; addendum to Arborwood (Formerly Applewood), September 1996; Carpenter Creek Estuary Restoration Environmental Assessment, September 2003.

SEPA Responsible Official: Cynthia Baker, Director of Community Development

Contact Person: David Greetham, Senior Planner

Approvals and Permits Required: Recommendation of approval by the Kitsap County Planning Commission occurred on November 29, 2005; Board of Commissioners adopted the Sub-Area Plan by way of ordinance on December 21, 2005. Review by the Washington State Department of Trade and Economic Development. Future project specific permits are required and may include, but not be limited to, site development activity permit, environmental review, subdivision permit, and building permits

Comments on the Kingston Sub-Area Plan: The comment period remained open until 12 p.m., Monday, December 19, 2005.

Subsequent SEPA Threshold Determinations: Following adoption of the Kingston Sub-Area Plan Update, future SEPA review may be required for project actions taken to implement the adopted plan, eg, construction of capital facilities, as well as private development proposals that exceed the categorical exemption thresholds set forth in WAC §197-11-800. The County retains the authority to impose future site-specific mitigation measures to address probable significant adverse environmental impacts.

Public Hearings: Two public hearings were held on the content of the Sub-Area Plan Update, with consideration of the environmental impacts of the proposal. The Kitsap County Planning Commission held its public hearing on November 22, 2005 and Kitsap County Board of County Commissioners public hearing was held on December 13, 2005, continued to December 19, 2005, and adoption on December 21, 2005.

Location of Copies of Proposal and Background Materials:

Kitsap County Department of Community Development
614 Division Street, MS-36
Port Orchard, Washington 98366-4682

Kitsap County Department of Community Development Website
http://www.kitsapgov.com/dcd/community_plan/subareas/kingston/default.hmt

Copies Available at Public Libraries:

Kitsap Regional Library - Kingston Branch
Kingston Community Center
11212 SR104, Kingston, WA 98346