

1 **FINDINGS OF FACT AND RECOMMENDATIONS OF THE KITSAP COUNTY**
2 **PLANNING COMMISSION TO THE BOARD OF COMMISSIONERS OF**
3 **KITSAP COUNTY, WASHINGTON ON THE PORT GAMBLE LEGISLATIVE**
4 **AMENDMENTS TO TITLE 17 (ZONING)**
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6 The Planning Commission of Kitsap County, Washington, finds as follows:
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- 8 1. On May 7, 1998, the Board of County Commissioners (Board) adopted the 1998
9 Kitsap County Comprehensive Plan. Adoption of the 1998 plan satisfied the
10 requirements set forth in the Growth Management Act (GMA). The
11 Comprehensive Plan has been periodically amended during the 2000 to 2016 time
12 period.
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- 14 2. In 2000, Kitsap County, designated Port Gamble a Rural Historic Town and adopted
15 zoning regulations to direct its future development; and
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- 17 3. Since 2000, these zoning regulations have received no specific update; only
18 amended as part of countywide reformatting and other holistic changes; and
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- 20 4. Since 2000, the lumber mill previously located in Port Gamble was demolished and
21 its structures, pilings and other overwater elements removed as part of a multi-
22 million-dollar environmental clean-up of Port Gamble Bay; and
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- 24 5. Kitsap County has an interest in updating zoning regulations for Port Gamble to
25 address these real-world changes, maintain the integrity of this environmental
26 clean-up and provide options for open space preservation; all while maintaining
27 the historic characteristics of the Rural Historic Town; and
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- 29 6. In consultation with the current property owner, Port Gamble/S'Klallam and
30 Suquamish Tribes and the local community, Kitsap drafted legislative amendments
31 to Title 17 relating to the Rural Historic Town and adjacent rural areas; and
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- 33 7. These amendments included revisions to definitions, allowed uses, density
34 calculations, development standards for parking, roads and signage, architectural
35 and site design review and Tribal notification requirements; and
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- 37 8. On October 15, 2019, Kitsap County released the draft legislative amendments for
38 the Port Gamble Rural Historic Town and adjacent rural areas to the public; and
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- 40 9. On January 13, 2020, the responsible Kitsap County SEPA Official published a
41 Determination of Non-Significance on the proposed amendments with a comment
42 period running through January 27, 2020; and

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10. On January 20, 2020, Kitsap County issued the Notice of Planning Commission Public Hearing in the legal publication of record including a summary of the proposed amendments; and
11. On January 21, 2020, following timely and effective public notice, the Planning Commission held a briefing and work-study session to review and discuss the proposed legislative amendments; and
12. On January 24, 2020, Kitsap County released a staff report summarizing the proposed amendments, assessing consistency with the Growth Management Act, Kitsap Countywide Planning Policies and 2016 Comprehensive Plan and making a recommendation; and
13. No SEPA comments or appeals were received by the January 27, 2020 comment deadline; and
14. On February 4, 2020, following timely and effective public notice, the Planning Commission held a public hearing to consider written and oral testimony on the draft legislative amendments; and
15. On February 4, 2020, the Planning Commission closed the hearing with the written record held open until February 10, 2020 at 4:30PM; and
16. On February 18, 2020, after reviewing all public comment, the Planning Commission deliberated and recommended approval of the draft documents with amendments detailed in Attachment A; and
17. The proposed code amendments are consistent with the Growth Management Act, the Kitsap Countywide Planning Policies, 2016 Kitsap County Comprehensive Plan and related development regulations.

THEREFORE, to promote the public interest and welfare of Kitsap County’s citizens, in accordance with the GMA and based upon the above-mentioned findings, the Planning Commission in regular session recommends the following:

1. Approval of the legislative amendments to Title 17 with recommended revisions shown in Attachment A.

1 Approved by the Planning Commission of Kitsap County, Washington, at a regular
2 meeting thereof, held this February 18, 2020.

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By 
Chair

ATTACHMENT A

PORT GAMBLE LEGISLATIVE AMENDMENTS - TITLE 17 (ZONING) REVISION MATRIX FROM PLANNING COMMISSION TESTIMONY

Below is a matrix of potential revisions to the October 15, 2019 draft legislative amendments for Port Gamble. They are based on public testimony received at the February 4, 2020 Planning Commission Public Hearing.

Page and Section	Topic	Old Text	New Text
Pg. 17 KCC 17.410.042 Row #298	Wildlife Shelters in Rural Residential (RR) and Rural Wooded (RW) zones - Footnote #8	Footnote #8 absent after PBD in the wildlife shelter row for the RR and RW columns.	Footnote #8 to be placed after PBD in the wildlife shelter row for the RR and RW columns.
Pg. 43 KCC 17.410.050 Footnote #8	Setbacks for wildlife shelters from RP and RR zones	8. A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones EXCEPT within the boundary of a town master plan approved pursuant to KCC 17.360C.030. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.	8. A veterinary clinic, or animal hospital or wildlife shelter shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones EXCEPT within the boundary of a town master plan approved pursuant to KCC 17.360C.030. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.

<p>Pg. 7 KCC 17.360C.020. F.1</p>	<p>Noise limitations between commercial and residential uses</p>	<p>1. Class A Environmental Designation for Noise Abatement (EDNA) areas within the boundary of the RHT shall be allowed to receive 57 dBA from Class B EDNAs and 60 dBA from Class C EDNAs from 7:00 AM to midnight. The allowed decibels from Class B and C EDNA's from 12:01 AM to 6:59 AM shall be 47 dBA and 50 dBA respectively.</p>	<p>1. Class A Environmental Designation for Noise Abatement (EDNA) areas within the boundary of the RHT shall be allowed to receive 57 dBA from Class B EDNAs and 60 dBA from Class C EDNAs from 7:00 AM to midnight <u>11:00 PM on Sunday through Thursday and from 7:00 AM to midnight on Fridays and Saturdays</u>. The allowed decibels from Class B and C EDNA's from 12:01 11:01 PM <u>to 6:59 AM on Sunday through Friday and 12:01 AM to 6:59 AM on Saturday and Sunday</u> shall be 47 dBA and 50 dBA respectively.</p>
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