

TAB 1

Placeholder For:

Online Open House

(visit <http://tinyurl.com/kitsap2018cpa>)

2018 Comprehensive Plan Amendment Process Schedule

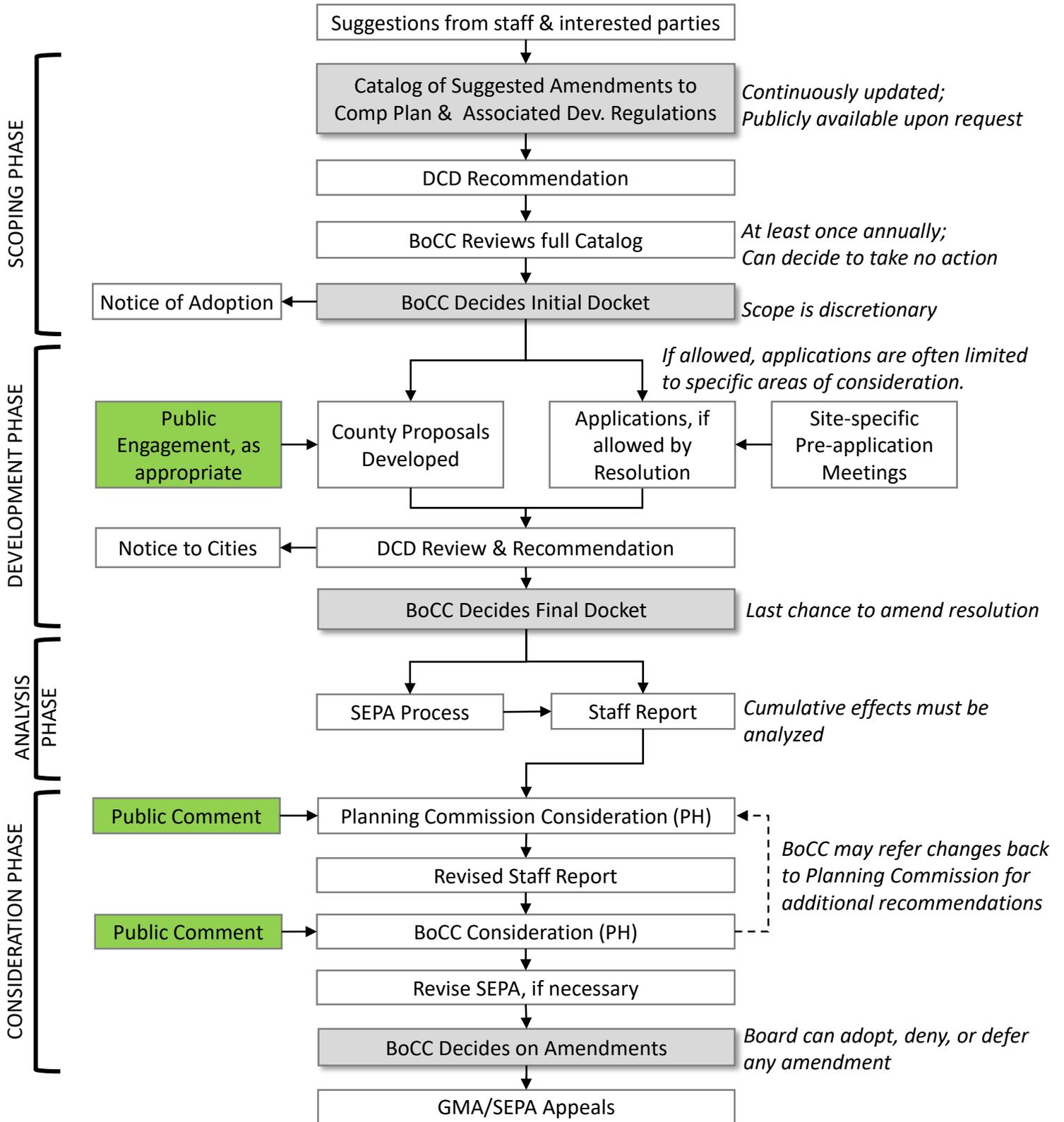
		2018												Outcomes		
		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct			Nov
General Phasing	Scoping															Overall scope and process are defined
	Development														Amendments are fully developed (including alternatives, if applicable)	
	Analysis														Individual and cumulative effects are understood	
	Consideration															Community input and policy deliberations lead to well-reasoned decisions
Public Milestones	CPA Docket	ID					FD									<i>(ID) Initial Docket; (FD) Final Docket</i>
	CPA Application Period			4-weeks												Interested parties submit applications
	County Proposal Process															County-sponsored proposals developed, with public engagement
	SEPA & Staff Reports															Cumulative effects analyzed and staff recommendations
	Comment Period/Open House							30+ days								Communities are informed and comment on CPAs
	PC Work Study															PC understands CPAs and staff recommendations
	PC Public Hearing															PC understands CPAs and reviews staff recommendations
	PC Recommendation															PC receives public comment and deliberates
	BoCC Work Study															PC deliberates and makes recommendation
	BoCC Public Hearing															BoCC receives public comment and deliberates
	BoCC Decision															BoCC deliberates and adopts CPA ordinance
	Communications	*	*	*			*		*			*			*	Transparent access to information; Communities understand process

Acronyms

- BoCC: Board of County Commissioners
- CPA: Comprehensive Plan Amendment
- PC: Planning Commission
- SEPA: State Environmental Policy Act

6/22/2018

Summary of Comprehensive Plan Amendment Process



Other Notes:

- Process simplified for graphical clarity. Shows optional DNS process for SEPA.
- All Comp Plan amendments must be processed as a batch.
- Process does not apply to certain types of Comp Plan amendments [KCC 21.08.040.B]
- Process does not apply to adoption of Countywide Planning Policies.

BoCC: Board of County Commissioners
 DCD: Dept of Community Development
 DNS: Determination of Non-Significance
 GMA: Growth Management Act
 PH: Public Hearing
 SEPA: State Environmental Policy Act

RESOLUTION NO. 246 -2017

**PROVIDING FOR REVIEW AND POTENTIAL AMENDMENT TO THE KITSAP COUNTY
COMPREHENSIVE PLAN, LAND USE AND ZONING MAPS AND CORRESPONDING
DEVELOPMENT REGULATIONS**

WHEREAS, the Washington State Growth Management Act (GMA), RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016; and

WHEREAS, the GMA, RCW 36.70A.130(1), also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation and sets forth a docketing process, RCW 36.70A.470, to accomplish this; and

WHEREAS, Chapter 21.08 of Kitsap County Code (KCC) implements RCW 36.70A.470 and establishes procedures for persons to propose amendments to the Comprehensive Plan; and

WHEREAS, KCC 21.08.030 provides that the Board of County Commissioners (Board) will establish a schedule for an annual review and potential amendment of the Comprehensive Plan including associated changes to development regulations; and

WHEREAS, the GMA, RCW 36.70A.130(2), and KCC 21.08.040 requires all proposed amendments to the Comprehensive Plan be considered concurrently so that the cumulative effects of the amendments can be determined; and

WHEREAS, the GMA, RCW 36.70A.130(1), and KCC 21.08.070 requires all Comprehensive Plan amendments to conform to both the GMA and Kitsap Countywide Planning Policies as well as be internally consistent; and

WHEREAS, Chapter 21.08 of Kitsap County Code describes a public participation process that complies with the GMA, RCW 36.70A.035 and RCW 36.70A.140, and provides for early and continuous public participation in the development and amendment of the Comprehensive Plan and associated development regulations; and

WHEREAS, on December 22, 2017, following timely and effective legal notice, the Board of County Commissioners held a public hearing to consider written and verbal testimony on the draft resolution.

NOW, THEREFORE, BE IT RESOLVED that the Comprehensive Plan (and associated development regulations, as necessary) will be reviewed for potential amendment in 2018 as follows:

1. **Areas of Consideration:** The following types of proposals will be considered for establishing the 2018 docket of amendments to the Kitsap County Comprehensive Plan.

A. **County-sponsored amendments:** Kitsap County departments may develop amendments to the Comprehensive Plan for the following areas of consideration.

1. Updates to the Non-motorized Facilities Plan
2. Review of the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC)
3. Minor adjustment to the boundary for the George's Corner limited area of more intensive rural development (LAMIRD)
 - This amendment is specifically limited to a minor adjustment of the LAMIRD boundary in southwest corner of the LAMIRD (subject area shown in Attachment 1).
 - The purpose of this amendment is to improve alignment of the LAMIRD boundary with (1) critical areas and (2) platted parcel boundaries consistent with the commercial purpose of the LAMIRD.
 - This adjustment should result in no net change in the overall size of the LAMIRD.
4. Updates to Public Facility Designations and Park Classifications
 - The purpose of this amendment is to allow land use designations and zoning classifications to be kept up to date to reflect acquisition and disposal of public facility and park property.
5. Updates to the Parks, Recreation, and Open Space Plan
6. Review and revise, as needed, policies regarding affordable housing in Kitsap County.

B. **Applications from Interested Parties:** Any interested party may submit an application requesting an amendment to the Comprehensive Plan as described in this section. The following categories are established by KCC 21.08.050.

1. Text Amendment: These applications request an amendment to the language of the goals, policies, objectives, principles, or standards of any element of the Comprehensive Plan.

Applications for text amendments will not be accepted.

2. Area-wide Amendment: These applications request an amendment to the Comprehensive Plan land use map and/or zoning map that affects an area which is comprehensive in nature, and which addresses a homogeneous community, is geographically distinctive, and has the unified interest within the county, such as community, limited area of more intensive rural development (LAMIRD), or subarea plans. An area-wide amendment, unlike a site-specific amendment, is of area-wide significance, and includes many separate properties under various

ownerships. Area-wide amendments typically accompany text amendments to goals and policies of the comprehensive plan.

Applications for area-wide amendments will not be accepted.

3. **Site-specific Amendment:** These applications request an amendment to the Comprehensive Plan and/or land use map that affects no more than five (5) contiguous parcels. A site-specific amendment only affects the land use map, and not the text of the comprehensive plan or a development regulation. As required by KCC 21.08.050(C), applicants must participate in a meeting with staff prior to submitting an application for a site-specific amendment.

Applications for site-specific amendments will be limited to the following areas of consideration. Applications that would require an urban growth area boundary change will not be accepted.

- A. Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas
- B. Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas
- C. Changing the land use designation on property within urban growth areas for the purpose of infill and redevelopment

4. **Map Correction:** These applications request an amendment to the land use and/or zoning map to reflect the actual direction or decision of the Board of Commissioners, as documented in the record. Map corrections shall not affect goals or policies within the Comprehensive Plan text or development regulations.

Applications for map corrections will not be accepted. The Board will only consider proposals for map corrections that are proposed by the Department of Community Development and/or by the Board itself.

- C. **Other:** The Board may reconsider and revise, by amendment, the scope of this resolution to add or modify the types of applications accepted through this process if a need or inadvertent omission is demonstrated and if a full and cumulative review (including environmental review) can still be accomplished in accordance with the deadlines for review.

2. **Applications:** Applications shall be accepted only for the areas of consideration described in Section 1(B) of this Resolution. Applications shall be submitted on forms available from the Department of Community Development. Applications will not be considered if they are submitted late, incomplete, or do not meet the criteria described in this Resolution.

3. **Transfer of Development Rights:** Chapter 17.580 (Transfer of Development Rights) shall apply to site-specific amendments within urban growth areas as well as urban growth area expansions.

- A. **Site-specific Amendments:** Requests for site-specific amendments to Comprehensive Plan designations within urban growth areas shall require the acquisition of development rights at the ratios adopted by Resolution 217-2017, or its successor.
4. **Application Period:** Applications will be accepted starting January 9, 2018 and ending at close of business (4:00pm) on February 6, 2018. Staff consultation meetings regarding site-specific applications may be held prior to this application period.
5. **Fees:** Fees for the submittal and review of Comprehensive Plan amendment applications shall be in accordance with Department of Community Development policies and fee schedule.
6. **Standards of Review:** The procedures and requirements for application, review, decision, and appeal of amendments to the Comprehensive Plan are described in Chapter 21.08 of Kitsap County Code.
7. **Public Outreach and Participation:** Public outreach and participation will be conducted as set forth in Chapter 21.08 of Kitsap County Code and in compliance with the GMA. Such outreach may include mailings, notifications, signs, a website, and other electronic and non-electronic means appropriate to the nature and location of amendment requests. Existing or new advisory committees will be consulted and public meetings will be conducted, as appropriate to the nature and location of requested amendments. Public hearings will also be conducted by the Planning Commission and the Board of County Commissioners. Individuals, organizations, businesses, tribal governments, government agencies, and others are invited to provide input and comment on any proposed changes to the Comprehensive Plan and, if applicable, associated development regulations.

DATED this 27th day of December, 2017.

KITSAP COUNTY BOARD OF
COMMISSIONERS



Charlotte Garrido, Chair

ATTEST:



Dana Daniels
Clerk of the Board

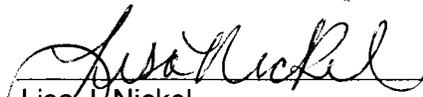
NOT PRESENT

Robert Gelder, Commissioner



Edward E. Wolfe, Commissioner

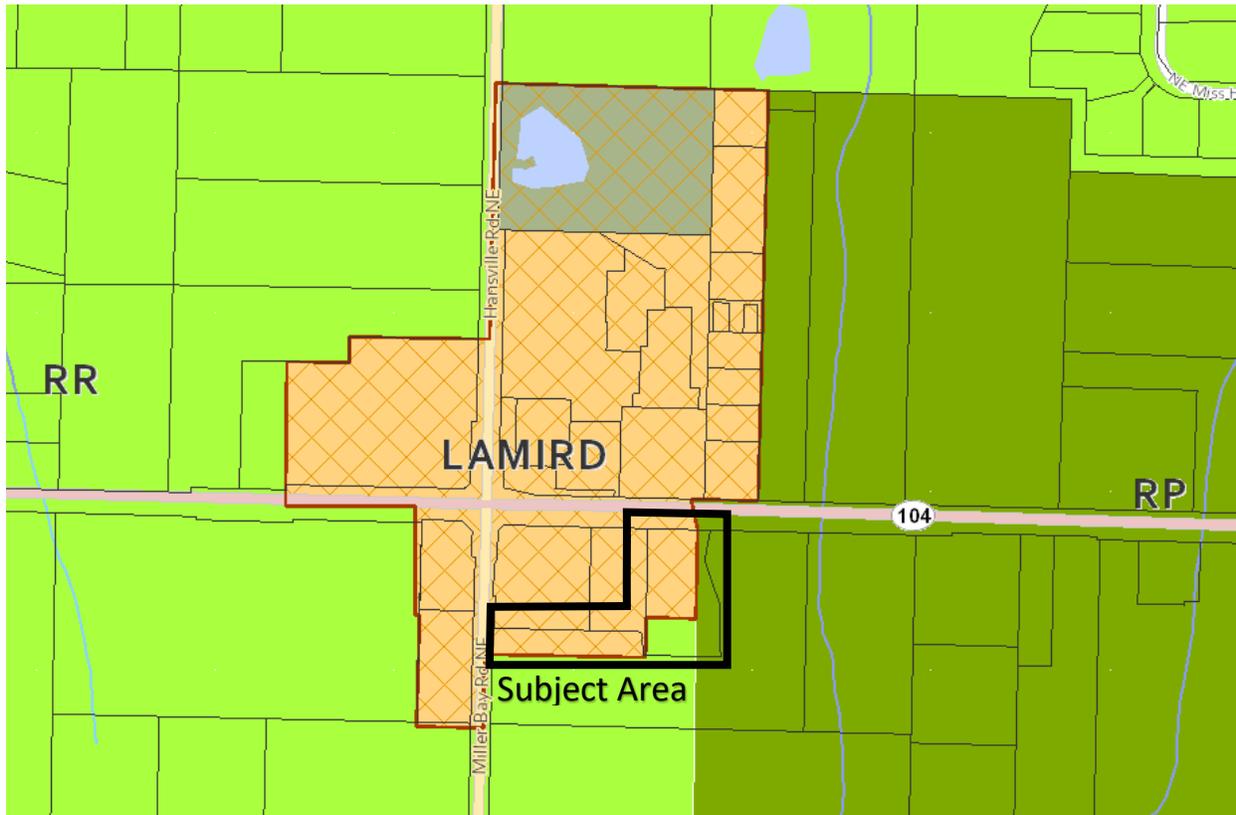
Approved as to form:



Lisa J. Nickel
Deputy Prosecuting Attorney

Attachment 1

The following map depicts the geographic scope of the area subject to the minor adjustment to the boundary for the George's Corner limited area of more intensive development (LAMIRD).



Affected Parcels

Tax Parcel ACCT #	Land Owner
272702-2-046-2004	KINGSTON CORNERS LLC
272702-2-047-2003	BROUGHTON WILLIAM H

RESOLUTION NO. 064-2018

PROVIDING FOR REVIEW AND POTENTIAL AMENDMENT TO THE KITSAP COUNTY COMPREHENSIVE PLAN, LAND USE AND ZONING MAPS AND CORRESPONDING DEVELOPMENT REGULATIONS

WHEREAS, the Washington State Growth Management Act (GMA), RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016; and

WHEREAS, the GMA, RCW 36.70A.130(1), also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation and sets forth a docketing process, RCW 36.70A.470, to accomplish this; and

WHEREAS, Chapter 21.08 of Kitsap County Code (KCC) implements RCW 36.70A.470 and establishes procedures for persons to propose amendments to the Comprehensive Plan; and

WHEREAS, KCC 21.08.030 provides that the Board of County Commissioners (Board) will establish a schedule for an annual review and potential amendment of the Comprehensive Plan including associated changes to development regulations; and

WHEREAS, the GMA, RCW 36.70A.130(2), and KCC 21.08.040 requires all proposed amendments to the Comprehensive Plan be considered concurrently so that the cumulative effects of the amendments can be determined; and

WHEREAS, the GMA, RCW 36.70A.130(1), and KCC 21.08.070 requires all Comprehensive Plan amendments to conform to both the GMA and Kitsap Countywide Planning Policies as well as be internally consistent; and

WHEREAS, Chapter 21.08 of Kitsap County Code describes a public participation process that complies with the GMA, RCW 36.70A.035 and RCW 36.70A.140, and provides for early and continuous public participation in the development and amendment of the Comprehensive Plan and associated development regulations; and

WHEREAS, on December 11, 2017, following timely and effective legal notice, the Board of County Commissioners held a public hearing to consider written and verbal testimony on the draft resolution; and

WHEREAS, on December 27, 2017, the Board of County Commissioners adopted an initial docket for the annual Comprehensive Plan amendment process by Resolution 246-2017; and

WHEREAS, on March 28, 2018 and April 4, 2018, the Board of County Commissioners reviewed the status of County-sponsored amendments in development and

site-specific amendment applications submitted under the scope of the initial docket (Resolution 246-2017) and decided to make revisions to the docket.

NOW, THEREFORE, BE IT RESOLVED:

1. **Areas of Consideration:** The annual amendments to the Comprehensive Plan (and associated development regulations, as necessary) considered for 2018 will be as follows.
 - A. **County-sponsored amendments:** Kitsap County departments shall develop and analyze the following amendments to the Comprehensive Plan for further consideration pursuant to Kitsap County Code (KCC) Chapter 21.08.
 1. Updates to the Non-motorized Facilities Plan
 2. Review of the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC)
 3. Minor adjustment to the boundary for the George's Corner limited area of more intensive rural development (LAMIRD)
 - This amendment is specifically limited to a minor adjustment of the LAMIRD boundary in southeast corner of the LAMIRD (subject area shown in Attachment 1).
 - The purpose of this amendment is to improve alignment of the LAMIRD boundary with (1) critical areas and (2) platted parcel boundaries consistent with the commercial purpose of the LAMIRD.
 - This adjustment should result in no net change in the overall size of the LAMIRD.
 4. Updates to Public Facility Designations and Park Classifications
 - The purpose of this amendment is to allow land use designations and zoning classifications to be kept up to date to reflect acquisition and disposal of public facility and park property.
 5. Updates to the Parks, Recreation, and Open Space Plan
 6. Review and revise, as needed, policies regarding affordable housing in Kitsap County.
 7. Limited textual amendments as may be needed to improve the clarity of the Comprehensive Plan without changing the intent of the Plan.
 - B. **Applications from Interested Parties:** The Kitsap County Department of Community Development shall analyze the site-specific applications listed in Table 1 for consideration in 2018 pursuant to Kitsap County Code (KCC) Chapter 21.08.

Table 1: Site-specific Applications

Case #	Landowner	Existing Designation/Zone	Requested Designation/Zone
Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas			
18-00431	Ueland Tree Farm LLC	Forest Resource Lands/Forest Resource Lands (1 DU/40 Ac)	MRO/Forest Resource Lands (1 DU/40 Ac)
18-00490	Culbertson	Rural Protection/Rural Protection (1 DU/10 Ac)	MRO/Rural Protection (1 DU/10 Ac)
Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas			
<i>No applications submitted</i>			
Changing the land use designation on property within urban growth areas for the purpose of infill and redevelopment			
18-00369	Richardson	Urban Low-Density Residential/Urban Restricted (1-5 DU/Ac)	Urban High Intensity Commercial/Commercial (10-30 DU/Ac)
18-00528	Hanley Property LLC	Urban High-Density Residential/Urban High Residential (19-30 DU/Ac)	Urban High Intensity Commercial/Commercial (10-30 DU/Ac)

The Kitsap County Department of Community Development shall continue to analyze site-specific application #18-00495 (Ace Paving Co, Port Orchard Sand & Gravel). If a SEPA Determination of Significance is issued, then consideration shall be deferred to 2019 pursuant to Kitsap County Code (KCC) Chapter 21.08.

- C. **Other:** The Board may reconsider and revise, by amendment, the scope of this resolution to add or modify the types of applications accepted through this process if a need or inadvertent omission is demonstrated and if a full and cumulative review (including environmental review) can still be accomplished in accordance with the deadlines for review.
2. **Transfer of Development Rights:** Chapter 17.580 (Transfer of Development Rights) shall apply to site-specific amendments. Site-specific amendments within urban growth areas shall require the acquisition of development rights at the ratios adopted by Resolution 217-2017, or its successor.
 3. **Standards of Review:** The procedures and requirements for application, review, decision, and appeal of amendments to the Comprehensive Plan are described in Chapter 21.08 of Kitsap County Code.
 4. **Public Outreach and Participation:** Public outreach and participation will be conducted as set forth in Chapter 21.08 of Kitsap County Code and in compliance with the GMA. Such outreach may include mailings, notifications, signs, a website, and other electronic and non-electronic means appropriate to the nature and location of amendment requests. Existing or new advisory committees will be consulted and public meetings will be conducted, as appropriate to the nature and location of requested amendments. Public hearings will also be conducted by the Planning Commission and the Board of County Commissioners. Individuals, organizations,

businesses, tribal governments, government agencies, and others are invited to provide input and comment on any proposed changes to the Comprehensive Plan and, if applicable, associated development regulations.

DATED this 4th day of April, 2018.

KITSAP COUNTY BOARD OF COMMISSIONERS



Robert Gelder, Chair

Edward E. Wolfe, Commissioner

ATTEST:

Dana Daniels
Clerk of the Board

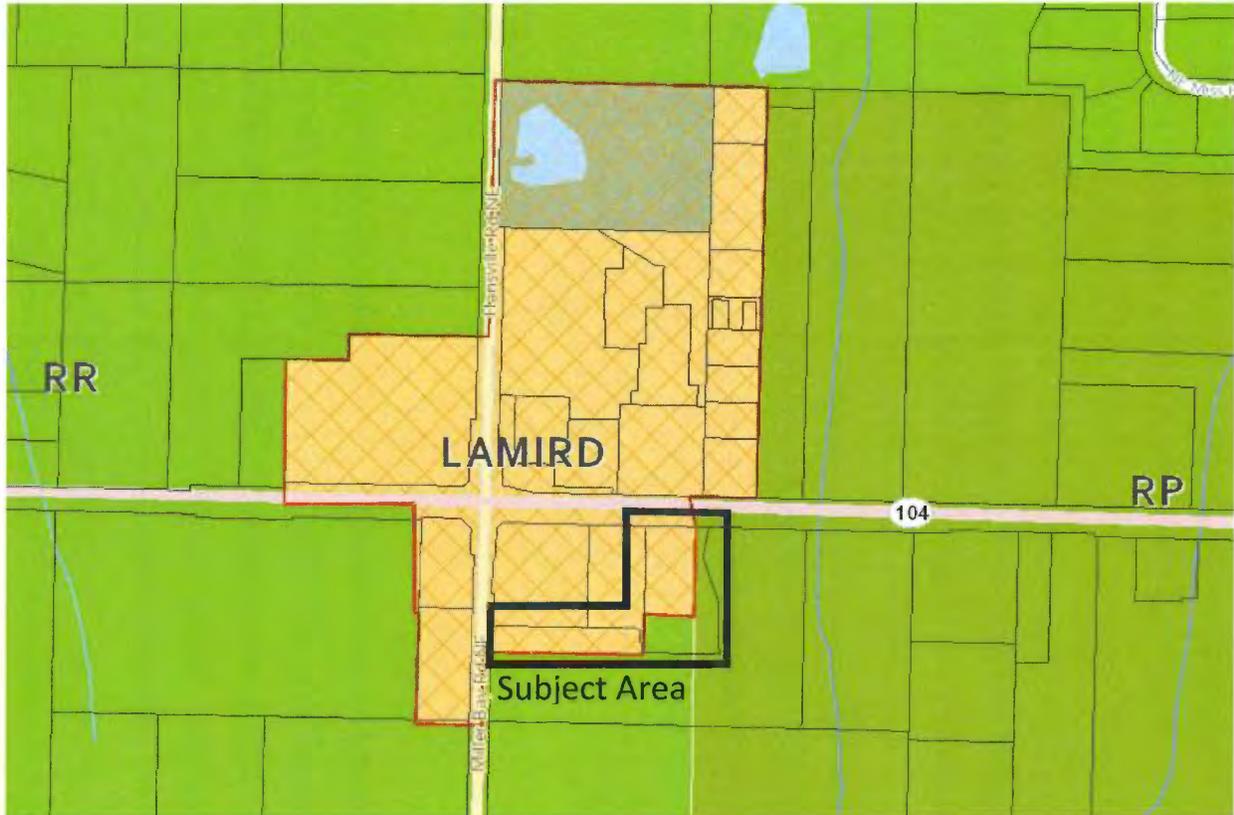
Charlotte Garrido, Commissioner

Approved as to form:

Lisa J. Nickel
Deputy Prosecuting Attorney

Exhibit 1

The following map depicts the geographic scope of the area subject to the minor adjustment to the boundary for the George's Corner limited area of more intensive development (LAMIRD).



Affected Parcels

Tax Parcel ACCT #	Land Owner
272702-2-046-2004	KINGSTON CORNERS LLC
272702-2-047-2003	BROUGHTON WILLIAM H



Annual Comprehensive Plan Amendment Process for 2018

Summary of Outreach and Engagement to Date



The Department of Community Development (DCD) believes that outreach for this Comprehensive Plan amendment process must meet the following goals:

Transparency – Anyone can easily become informed about the process and access materials

Predictability – Processes are clearly and consistently communicated so everyone knows what to expect

Opportunity – Everyone can participate without significant barriers

DCD's outreach and engagement efforts strive to inform and engage interested parties through a variety of methods that exceed legally-mandate requirements. This document summarizes the level of outreach and engagement achieved during the four major phases of this process.

Phase 1 – Scoping (November – December 2017)

Estimated Outreach

~ 27,880 communications have been sent to people and organizations through the following methods:

- Kitsap County GovDelivery announcements (via email, SMS text, Facebook, Twitter) to:
 - Subscribers of various Kitsap County distribution lists
 - Kitsap County Citizen Advisory Committees/Councils (CACs)
 - Kitsap County Planning Commission members
 - Kitsap County Comprehensive Plan Internal Review Team members (IRT)
 - DCD Advisory Group (DAG)
 - Various local, state, federal, and tribal agencies
 - Various community organizations
 - Various trade/business organizations
- Nextdoor.com post
- Formal letter to 6 Tribes & 2 tribal organizations
- Public hearing

An unknown number of people received information through the following additional methods:

- Legal notice in Kitsap Sun newspaper (~30,000 circulation)
- Online Open House (project webpage)
- “News” headlines and graphic “ads” on Kitsap County homepage and DCD homepage
- Postcards in the Department’s Permit Center
- Postcards distributed at CAC meetings

Estimated Engagement

~ 51 interactions with people and organizations regarding this project have occurred, including:

- Kingston Chamber of Commerce Stakeholders Group meeting
- Meeting with tribal staff from 2 tribes & 1 tribal organization
- Written comments
- Public hearing

Phase 2 – Development (January 2018 – May 2018)

Estimated Outreach

~ 54,611 communications have been sent to people and organizations through the following methods:

- Kitsap County GovDelivery announcements (via email, SMS text, Facebook, Twitter) to:
 - Subscribers of various Kitsap County distribution lists
 - Kitsap County Citizen Advisory Committees/Councils (CACs)
 - Kitsap County Planning Commission members
 - Kitsap County Comprehensive Plan Internal Review Team members (IRT)
 - DCD Advisory Group (DAG)
 - Various local, state, federal, and tribal agencies
 - Various community organizations
 - Various trade/business organizations
- Nextdoor.com posts

An unknown number of people received information through the following additional methods:

- Legal notice in Kitsap Sun newspaper (~30,000 circulation)
- Online Open House (project webpage)
- “News” headlines and graphic “ads” on Kitsap County homepage and DCD homepage
- Information distributed at CAC meetings
- Newspaper articles regarding the Parks, Recreation, and Open Space Plan update

Estimated Engagement

~ 222 interactions with people and organizations regarding this project have occurred, including:

- Interested residents and business owners
- Site-specific Comprehensive Plan amendment applicants
- Kitsap County Non-motorized Citizen Advisory Committee
- Kingston UVC Workgroup

An unknown number of people engaged in updating the Parks, Recreation, and Open Space Plan, which is a County-sponsored amendment that started in 2017 and included the following engagement opportunities:

- Online survey
- Open Houses (3)
- Public meetings (3), including a public hearing

Phase 3 – Analysis (April 2018 – June 2018)

Along with internal coordination among Kitsap County departments, staff coordinated with the following entities during the analysis phase:

- City of Port Orchard
- City of Bremerton
- Washington State Department of Natural Resources

Phase 4 – Consideration (June 2018 initial launch)

The following are estimates for the initial launch of the public consideration phase only. Staff will be tracking additional outreach and engagement throughout the consideration phase and will update this document periodically.

Estimated Outreach

~ 26,200 communications have been sent to people and organizations through the following methods:

- Kitsap County GovDelivery announcements (via email, SMS text, Facebook, Twitter) to:
 - Subscribers of various Kitsap County distribution lists
 - Kitsap County Citizen Advisory Committees/Councils (CACs)
 - Kitsap County Planning Commission members
 - Kitsap County Comprehensive Plan Internal Review Team members (IRT)
 - DCD Advisory Group (DAG)
 - Various local, state, federal, and tribal agencies
 - Various community organizations
 - Various trade/business organizations
- Nextdoor.com posts
- Formal letter to 6 Tribes & 2 tribal organizations

An unknown number of people received information through the following additional methods:

- Various legal notices in Kitsap Sun newspaper (~30,000 circulation)
- Online Open House (project webpage)
- “News” headlines and graphic “ads” on Kitsap County homepage and DCD homepage

Estimated Engagement

Not applicable at the initial launch of this phase.