

DRAFT

FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE PLANNING
COMMISSION, TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT,
REGARDING AMENDMENTS TO THE KITSAP COUNTY COMPREHENSIVE PLAN
AND LAND USE MAP, CAPITAL FACILITIES PLAN, KITSAP COUNTY CODE TITLE 17
AND ZONING MAP

Section 1. General Findings.

The Kitsap County Planning Commission finds as follows:

1. Kitsap County is subject to the requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.
2. The 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.
3. 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.
4. RCW 36.32.120(7) provides that the county legislative authorities shall make and enforce, by appropriate resolutions or ordinances, all such police and sanitary regulations as are not in conflict with state law.
5. Kitsap County Code Chapter 21.08 sets forth a process and criteria for making amendments to the Comprehensive Plan. In making amendments, the County must consider whether the proposed amendments are consistent with and support plan elements and or development regulations, and if not, what additional amendments to the Plan and/or development regulations will be required to maintain consistency; whether the proposed amendment to the Plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan; whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and whether the proposed amendment complies with the requirements of the GMA.
6. The final docket adopted by the Board of County Commissioners on April 4, 2018 by Resolution No. 064-2018 allows for the consideration of certain amendments during Kitsap County’s annual Comprehensive Plan amendment process for 2018.
7. There has been public participation in the review of the proposed amendments, as required by the GMA, and consistent with the State Environmental Policy Act and Kitsap County Code.
8. Public outreach regarding the proposed amendments was conducted through:
 - a. A dedicated and up-to-date web page;

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- b. Legal notices published in the official newspaper of record for Kitsap County;
- c. Announcements posted to subscribers of www.nextdoor.com in Kitsap County;
- d. Electronic announcements and notifications to:
 - i. Subscribers of relevant lists in the Kitsap County Electronic Notification System;
 - ii. Relevant Kitsap County advisory groups; and
 - iii. Relevant local, state, and federal agencies;
- e. Notification letters to federally recognized tribes with usual and accustomed areas in Kitsap County and relevant tribal organizations;
- f. Notification signs posted at the location of site-specific amendments;
- g. Postcard notifications to property owners of record near site-specific amendments and other geographically limited amendments; and
- h. Meetings with various interested parties.

Section 2. General Procedural Findings.

The Kitsap County Planning Commission finds as follows:

- 1. On November 22, 2017, the Board of County Commissioners reviewed a catalog of Comprehensive Plan amendments suggested by staff and interested parties and determined that a review of the Comprehensive Plan was necessary in 2018.
- 2. On DATE, Kitsap County issued a Notice of Public Hearing in the legal publication of record regarding the content of the proposed docket.
- 3. 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 proposed docket.
- 4. On December 27, 2017, during a regularly scheduled and properly noticed meeting, the Board of County Commissioners adopted the initial docket of amendments by Resolution No. 246-2017.
- 5. On March 28, 2018 and April 4, 2018, during regularly scheduled and properly noticed meetings, the Board of County Commissioners reviewed the status of all the amendments and considered potential changes to the docket.
- 6. On April 4, 2018, during a regularly scheduled and properly noticed meeting, the Board of County Commissioners adopted the final docket of amendments by Resolution No. 046-2018.
- 7. On April 25, 2018, site-specific amendment #18-00495 (Ace Paving Co; Port Orchard Sand & Gravel Co) was withdrawn by the applicant from the 2018 docket.
- 8. From June 28, 2018 through August 7, 2018, following timely and effective public notification, the Department of Community Development held a public comment period

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- 1 on the proposed amendments, staff reports, and State Environmental Policy Act (SEPA)
2 determinations.
- 3 9. On July 10, 2018, July 11, 2018, and July 12, 2018 the Department of Community
4 Development held public open houses to share and discuss the amendments with
5 interested citizens.
- 6 10. On July 3, 2018 and July 17, 2018, during regularly scheduled and properly noticed
7 meetings, the Planning Commission conducted work study sessions with the Department
8 of Community Development to review and discuss the proposed amendments.
- 9 11. On July 31, 2018, during a specially scheduled and property noticed meeting, the
10 Planning Commission conducted work study sessions with the Department of
11 Community Development to review and discuss the proposed amendments.
- 12 12. On DATE, Kitsap County issued a Notice of Public Hearing in the legal publication of
13 record regarding the content of the proposed amendments.
- 14 13. On July 17, 2018 and July 31, 2018, following timely and effective legal notice, the
15 Planning Commission held a public hearing to consider written and verbal testimony on
16 the proposed amendments.
- 17 14. On August 21, 2018, September 4, 2018, and September 18, 2018, during regularly
18 scheduled and properly noticed meetings, the Planning Commission considered the
19 proposed amendments and made recommendations via approved motions during
20 deliberations.
- 21 15. On September 18, 2018, the Planning Commission approved findings of fact,
22 conclusions, and recommendations on the proposed amendments during a regularly
23 scheduled and properly noticed meeting and forwarded them to the Department of
24 Community Development and the Board of Commissioners for consideration.

25 **Section 3. Non-Motorized Facilities Plan – Findings.**

26 The Kitsap County Planning Commission finds as follows regarding the Non-Motorized
27 Facilities Plan amendment:

- 28 1. The amendment incorporates the 2018 updates to the Non-Motorized Facilities Plan
29 (NMFP) into the Capital Facilities Plan; strengthens policy for implementing the NMFP
30 in the Kingston urban growth area; updates the Regional Routes Maps, Bicycle Route
31 Numbering Map, and Community Maps in the NMFP; and clarifies the Capital Facilities
32 Plan and the NMFP.
- 33 2. The Non-Motorized Citizens Advisory Committee (NMCAC) conducted an extensive
34 periodic review from January 2016 to March 2018 of the non-motorized routes identified
35 in the Non-Motorized Facilities Plan (NMFP). The committee analyzed the routes based

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on existing policies and how the non-motorized network supports connections between communities as well as connections within communities.

3. The NMCAC reviewed the Kingston Community Trail Plan proposed by the Kingston Citizens Advisory Council and recommended amendments that are consistent with the NMFP.

4. On June 25, 2018, the Departments of Community Development and Public Works published a staff report analyzing the amendment and recommending adoption of the amendment as proposed.

5. On June 29, 2018, Kitsap County, as lead agency for the State Environmental Policy Act (SEPA), issued a Determination of Non-Significance on the proposed amendment. Notice of the SEPA determination was published in the legal publication of record on June 29, 2018.

6. The amendment, as proposed:

- a. Is supported by the Capital Facilities Plan;
- b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County Comprehensive Plan, and other applicable laws and policies;
- c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as demonstrated in the findings and conclusions of the staff report and adopted herein;
- d. Reflects current local circumstances; and
- e. Promotes the public interest and welfare of the citizens of Kitsap County.

Commented [PB1]: Formatted to include the findings required by KCC 21.08.100.F

Commented [PB2]: Alternative finding would be: "is not supported"

Commented [PB3]: Alternative finding would be: "is not consistent"

Commented [PB4]: Alternative finding would be: "is not consistent"

Commented [PB5]: Alternative finding would be: "does not reflect"

Commented [PB6]: Include only if the amendment "complies" in the above finding. Remove if the amendment "does not comply" in the above finding.

Commented [PB7]: Alternative finding would be: "does not promote"

Section 4. Kingston Urban Village Center – Findings.

The Kitsap County Planning Commission finds as follows regarding the Kingston Urban Village Center (UVC) amendment:

1. The amendment removes the mixed-use requirement in the Urban Village Center (UVC) zone; clarifies incentive-based parking programs; removes completed Subarea Plan policies; and revises the allowed density in the UVC zone.

2. The Department of Community Development developed this amendment with a Kingston UVC Workgroup, which was charged with identifying and addressing priority barriers to achieving the existing vision and planned growth in the Kingston UVC zone.

3. On June 25, 2018, the Department of Community Development published a staff report analyzing the amendment and recommending adoption of the amendment as proposed.

4. On June 29, 2018, Kitsap County, as lead agency for the State Environmental Policy Act (SEPA), issued a Determination of Non-Significance on the proposed amendment. Notice of the SEPA determination was published in the legal publication of record on June 29, 2018.

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- 1 5. The amendment, as proposed:
- 2 a. Is supported by the Capital Facilities Plan;
- 3 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
- 4 Comprehensive Plan, and other applicable laws and policies;
- 5 c. Is consistent with the applicable decision criteria in Kitsap County Code
- 6 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 7 adopted herein;
- 8 d. Reflects current local circumstances; and
- 9 e. Promotes the public interest and welfare of the citizens of Kitsap County.

- Commented [PB8]:** Formatted to include the findings required by KCC 21.08.100.F
- Commented [PB9]:** Alternative finding would be: "is not supported"
- Commented [PB10]:** Alternative finding would be: "is not consistent"
- Commented [PB11]:** Alternative finding would be: "is not consistent"
- Commented [PB12]:** Alternative finding would be: "does not reflect"
- Commented [PB13]:** Alternative finding would be: "does not promote"

10 **Section 5. George’s Corner LAMIRD Boundary Adjustment – Findings.**

11 The Kitsap County Planning Commission finds as follows regarding the George’s Corner
12 LAMIRD Boundary Adjustment amendment:

- 13 1. The amendment adjusts the southeast boundary of the George’s Corner LAMIRD to align
- 14 with platted parcel lines and critical areas; and re-designates and re-classifies portions of
- 15 two split-zoned parcels.
- 16 2. On July 17, 2018, the Department of Community Development published a staff report
- 17 analyzing the amendment and recommending adoption of the amendment as proposed.
- 18 3. On July 17, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 19 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 20 Notice of the SEPA determination was published in the legal publication of record on
- 21 July 17, 2018.

- 22 4. The amendment, as proposed:
- 23 a. Is supported by the Capital Facilities Plan;
- 24 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
- 25 Comprehensive Plan, and other applicable laws and policies;
- 26 c. Is consistent with the applicable decision criteria in Kitsap County Code
- 27 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 28 adopted herein;
- 29 d. Reflects current local circumstances;
- 30 e. Promotes the public interest and welfare of the citizens of Kitsap County;
- 31 f. Is justified by changed or changing conditions;
- 32 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
- 33 designations; and
- 34 h. Will be compatible with neighboring properties and not likely adversely affect the
- 35 value of those properties.

- Commented [PB14]:** Formatted to include the findings required by KCC 21.08.100.F. Findings f-h only apply to map amendments.
- Commented [PB15]:** Alternative finding would be: "is not supported"
- Commented [PB16]:** Alternative finding would be: "is not consistent"
- Commented [PB17]:** Alternative finding would be: "is not consistent"
- Commented [PB18]:** Alternative finding would be: "does not reflect"
- Commented [PB19]:** Alternative finding would be: "does not promote"
- Commented [PB20]:** Alternative finding would be: "is not justified"
- Commented [PB21]:** Alternative finding would be: "will"
- Commented [PB22]:** Alternative finding would be: "Will not be compatible with neighboring properties and will likely adversely affect the value of these properties."

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1 **Section 6. Public Facility Designations and Park Classifications – Findings.**

2 The Kitsap County Planning Commission finds as follows regarding Public Facility Designation
3 and Park Classification amendment:

- 4 1. The amendment re-designates and re-classifies approximately 2,883 acres acquired in
5 recent years by Kitsap County for the Port Gamble Forest Heritage Park.
- 6 2. On July 16, 2018, the Department of Community Development published a staff report
7 analyzing the amendment and recommending adoption of the amendment as proposed.
- 8 3. On July 17, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
9 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
10 Notice of the SEPA determination was published in the legal publication of record on
11 July 17, 2018.
- 12 4. The amendment, as proposed:
 - 13 a. Is supported by the Capital Facilities Plan;
 - 14 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
15 Comprehensive Plan, and other applicable laws and policies;
 - 16 c. Is consistent with the applicable decision criteria in Kitsap County Code
17 21.08.070, as demonstrated in the findings and conclusions of the staff report and
18 adopted herein;
 - 19 d. Reflects current local circumstances;
 - 20 e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - 21 f. Is justified by changed or changing conditions;
 - 22 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
23 designations; and
 - 24 h. Will be compatible with neighboring properties and not likely adversely affect the
25 value of those properties.

- Commented [PB23]:** Formatted to include the findings required by KCC 21.08.100.F. Findings f-h only apply to map amendments.
- Commented [PB24]:** Alternative finding would be: "is not supported"
- Commented [PB25]:** Alternative finding would be: "is not consistent"
- Commented [PB26]:** Alternative finding would be: "is not consistent"
- Commented [PB27]:** Alternative finding would be: "does not reflect"
- Commented [PB28]:** Alternative finding would be: "does not promote"
- Commented [PB29]:** Alternative finding would be: "is not justified"
- Commented [PB30]:** Alternative finding would be: "will"
- Commented [PB31]:** Alternative finding would be: "Will not be compatible with neighboring properties and will likely adversely affect the value of these properties."

26 **Section 7. Parks, Recreation, and Open Space Plan – Findings.**

27 The Kitsap County Planning Commission finds as follows regarding the Parks, Recreation, and
28 Open Space Plan amendment:

- 29 1. The amendment updates the discussion and strategies sections of Chapter 6 (Parks,
30 Recreation, and Open Space) of the Comprehensive Plan consistent with the new 2018
31 Kitsap County Parks, Recreation, and Opens Space Plan (which is updated every 6-years)
32 adopted by the Board of County Commissioners on February 26, 2018 by Resolution No.
33 040-2018.
- 34 2. The 2018 Kitsap County Parks, Recreation, and Opens Space Plan was developed
35 through an extensive public participation process, which included:
 - 36 a. More than 1,100 comments and responses were collected through an online
37 survey between August 23, 2017 and November 10, 2017;

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- 1 b. Public open houses on October 3, 2017, October 10, 2017, and October 17, 2017;
- 2 c. A public comment period (November 1, 2017 – December 31, 2017) on the
- 3 preliminary draft plan;
- 4 d. A public comment period (January 10, 2018 – February 23, 2018) on the final
- 5 draft plan;
- 6 e. Public meetings on February 7, 2018, February 12, 2018, and February 26, 2018;
- 7 f. The Kitsap County Parks and Recreation Advisory Board held a public hearing on
- 8 February 21, 2018;
- 9 g. The Board of County Commissioners held a public hearing on February 12, 2018
- 10 and February 26, 2018.

- 11 3. On June 25, 2018, the Department of Community Development and Parks Department
- 12 published a staff report analyzing the amendment and recommending adoption of the
- 13 amendment as proposed.

- 14 4. On June 29, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 15 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 16 Notice of the SEPA determination was published in the legal publication of record on
- 17 June 29, 2018.

- 18 5. The amendment, as proposed:
- 19 a. Is supported by the Capital Facilities Plan;
- 20 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
- 21 Comprehensive Plan, and other applicable laws and policies;
- 22 c. Is consistent with the applicable decision criteria in Kitsap County Code
- 23 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 24 adopted herein;
- 25 d. Reflects current local circumstances; and
- 26 e. Promotes the public interest and welfare of the citizens of Kitsap County.

- Commented [PB32]:** Formatted to include the findings required by KCC 21.08.100.F.
- Commented [PB33]:** Alternative finding would be: "is not supported"
- Commented [PB34]:** Alternative finding would be: "is not consistent"
- Commented [PB35]:** Alternative finding for denial/deferral would be: "is not consistent"
- Commented [PB36]:** Alternative finding would be: "does not reflect"
- Commented [PB37]:** Alternative finding would be: "does not promote"

27 **Section 8. Affordable Housing Policy Review – Findings.**

28 The Kitsap County Planning Commission finds as follows regarding the affordable housing
29 amendment:

- 30 1. The amendment adds a new strategy (Affordable Housing Inventory and Transportation
- 31 Analysis) to the Comprehensive Plan.

- 32 2. On June 25, 2018, the Departments of Community Development and Human Services
- 33 published a staff report analyzing the amendment and recommending adoption of the
- 34 amendment as proposed.

- 35 3. On June 29, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 36 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 37 Notice of the SEPA determination was published in the legal publication of record on
- 38 June 29, 2018.

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- 1 4. The amendment, as proposed:
- 2 a. Is supported by the Capital Facilities Plan;
- 3 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
- 4 Comprehensive Plan, and other applicable laws and policies;
- 5 c. Is consistent with the applicable decision criteria in Kitsap County Code
- 6 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 7 adopted herein;
- 8 d. Reflects current local circumstances; and
- 9 e. Promotes the public interest and welfare of the citizens of Kitsap County.

- Commented [PB38]:** Formatted to include the findings required by KCC 21.08.100.F.
- Commented [PB39]:** Alternative finding would be: "is not supported"
- Commented [PB40]:** Alternative finding would be: "is not consistent"
- Commented [PB41]:** Alternative finding would be: "is not consistent"
- Commented [PB42]:** Alternative finding would be: "does not reflect"
- Commented [PB43]:** Alternative finding would be: "does not promote"

10 **Section 9. Clarifying Edits – Findings.**

11 The Kitsap County Planning Commission finds as follows regarding the clarifying edits:

- 12 1. The amendment includes non-substantive edits that are for clarification or consistency
- 13 purposes only and do not change the intent or interpretations of policies or regulations.
- 14 2. On June 25, 2018, the Department of Community Development published a staff report
- 15 analyzing the amendment and recommending adoption of the amendment as proposed.
- 16 3. On June 29, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 17 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 18 Notice of the SEPA determination was published in the legal publication of record on
- 19 June 29, 2018.
- 20 4. On August 21, 2018, the Department of Community Development submitted a revised
- 21 amendment to the Planning Commission in response to public comment.

- 22 5. The amendment, as revised:
- 23 a. Is supported by the Capital Facilities Plan;
- 24 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
- 25 Comprehensive Plan, and other applicable laws and policies;
- 26 c. Is consistent with the applicable decision criteria in Kitsap County Code
- 27 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 28 adopted herein;
- 29 d. Reflects current local circumstances;
- 30 e. Promotes the public interest and welfare of the citizens of Kitsap County;
- 31 f. Is justified by changed or changing conditions;
- 32 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
- 33 designations; and
- 34 h. Will be compatible with neighboring properties and not likely adversely affect the
- 35 value of those properties.

- Commented [PB44]:** Formatted to include the findings required by KCC 21.08.100.F. Findings f-h only apply to map amendments.
- Commented [PB45]:** Alternative finding would be: "is not supported"
- Commented [PB46]:** Alternative finding would be: "is not consistent"
- Commented [PB47]:** Alternative finding would be: "is not consistent"
- Commented [PB48]:** Alternative finding would be: "does not reflect"
- Commented [PB49]:** Alternative finding would be: "does not promote"
- Commented [PB50]:** Alternative finding would be: "is not justified"
- Commented [PB51]:** Alternative finding would be: "will"
- Commented [PB52]:** Alternative finding would be: "Will not be compatible with neighboring properties and will likely adversely affect the value of these properties."

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1 **Section 10. Site-specific Amendment #18-00369 (Richardson) – Findings.**

2 The Kitsap County Planning Commission finds as follows regarding site-specific amendment
3 #18-00369 (Richardson):

- 4 1. Site-specific amendment #18-00369 requested the re-designation and re-classification of
5 1.33 of 3.49 acres on two split-zoned parcels within the Central Kitsap Urban Growth
6 Area.
7 a. Landowner: Lois I. Richardson
8 b. Applicant: Mark Timkin
9 c. Parcel Tax Acct #: 232501-4-019-2000; 232501-4-064-2004
10 d. Existing Land Use Designation: Urban Low Density Residential
11 e. Requested Land Use Designation: Urban High Intensity Commercial
12 f. Existing Zoning Classification: Urban Restricted (1-5 du/ac)
13 g. Requested Zoning Classification: Commercial (10-30 du/ac)
- 14 2. On June 25, 2018, the Department of Community Development published a staff report
15 analyzing the amendment and recommending adoption of the amendment with
16 conditions.
- 17 3. On July 5, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
18 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
19 Notice of the SEPA determination was published in the legal publication of record on
20 July 5, 2018.

- 21 4. The amendment, as conditioned:
22 a. Is supported by the Capital Facilities Plan;
23 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
24 Comprehensive Plan, and other applicable laws and policies;
25 c. Is consistent with the applicable decision criteria in Kitsap County Code
26 21.08.070, as demonstrated in the findings and conclusions of the staff report and
27 adopted herein;
28 d. Reflects current local circumstances;
29 e. Promotes the public interest and welfare of the citizens of Kitsap County;
30 f. Is justified by changed or changing conditions;
31 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
32 designations; and
33 h. Will be compatible with neighboring properties and not likely adversely affect the
34 value of those properties.

- Commented [PB53]:** Formatted to include the findings required by KCC 21.08.100.F. Findings f-h only apply to map amendments.
- Commented [PB54]:** Alternative finding would be: "is not supported"
- Commented [PB55]:** Alternative finding would be: "is not consistent"
- Commented [PB56]:** Alternative finding would be: "is not consistent"
- Commented [PB57]:** Alternative finding would be: "does not reflect"
- Commented [PB58]:** Alternative finding would be: "does not promote"
- Commented [PB59]:** Alternative finding would be: "is not justified"
- Commented [PB60]:** Alternative finding would be: "will"
- Commented [PB61]:** Alternative finding would be: "Will not be compatible with neighboring properties and will likely adversely affect the value of these properties."

35 **Section 11. Site-specific Amendment #18-00431 (Ueland Tree Farm LLC) – Findings.**

36 The Kitsap County Planning Commission finds as follows regarding site-specific amendment
37 #18-00431 (Ueland Tree Farm LLC):

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- 1 1. Site-specific amendment #18-00431 requested the re-designation and re-classification of
- 2 five parcels totaling 96.57 acres within rural Central Kitsap.
- 3 a. Landowner: Ueland Tree Farm, LLC
- 4 b. Applicant: Mark Mauren
- 5 c. Parcel Tax Acct #: 242401-4-005-1008; 242401-4-006-1007; 242401-4-007-
- 6 1006; 242401-4-008-1005; 192401-3-005-2005
- 7 d. Existing Land Use Designation: Forest Resource Lands
- 8 e. Requested Land Use Designation: Forest Resource Lands with Mineral Resource
- 9 Overlay
- 10 f. Existing Zoning Classification: Forest Resource Lands
- 11 g. Requested Zoning Classification: Forest Resource Lands with Mineral Resource
- 12 Overlay

- 13 2. On June 25, 2018, the Department of Community Development published a staff report
- 14 analyzing the amendment and recommending adoption of the amendment as proposed.

- 15 3. On July 5, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 16 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 17 Notice of the SEPA determination was published in the legal publication of record on
- 18 July 5, 2018.

- 19 4. The amendment, as proposed:
- 20 a. Is supported by the Capital Facilities Plan;
- 21 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
- 22 Comprehensive Plan, and other applicable laws and policies;
- 23 c. Is consistent with the applicable decision criteria in Kitsap County Code
- 24 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 25 adopted herein;
- 26 d. Reflects current local circumstances; and
- 27 e. Promotes the public interest and welfare of the citizens of Kitsap County;
- 28 f. Is justified by changed or changing conditions;
- 29 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
- 30 designations; and
- 31 h. Will be compatible with neighboring properties and not likely adversely affect the
- 32 value of those properties.

- Commented [PB62]:** Formatted to include the findings required by KCC 21.08.100.F. Findings f-h only apply to map amendments.
- Commented [PB63]:** Alternative finding would be: "is not supported"
- Commented [PB64]:** Alternative finding would be: "is not consistent"
- Commented [PB65]:** Alternative finding would be: "is not consistent"
- Commented [PB66]:** Alternative finding would be: "does not reflect"
- Commented [PB67]:** Alternative finding would be: "does not promote"
- Commented [PB68]:** Alternative finding would be: "is not justified"
- Commented [PB69]:** Alternative finding would be: "will"
- Commented [PB70]:** Alternative finding would be: "Will not be compatible with neighboring properties and will likely adversely affect the value of these properties."

33 **Section 12. Site-specific Amendment #18-00490 (Culbertson) – Findings.**

34 The Kitsap County Planning Commission finds as follows regarding site-specific amendment
35 #18-00490 (Culbertson):

- 36 1. Site-specific amendment #18-00490 requested the re-designation and re-classification of
- 37 two parcels totaling 69.23 acres within rural South Kitsap and adjacent to the Bremerton
- 38 Urban Growth Area.
- 39 a. Landowner: Roland Culbertson
- 40 b. Applicant: Kitsap Reclamation & Materials, Inc

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- 1 c. Parcel Tax Acct #: 292401-4-029-2003; 292401-4-005-2001
- 2 d. Existing Land Use Designation: Rural Protection
- 3 e. Requested Land Use Designation: Rural Protection with Mineral Resource
- 4 Overlay
- 5 f. Existing Zoning Classification: Rural Protection (1 DU/10 Ac)
- 6 g. Requested Zoning Classification: Rural Protection with Mineral Resource
- 7 Overlay
- 8 2. On June 25, 2018, the Department of Community Development published a staff report
- 9 analyzing the amendment and recommending adoption of the amendment with revisions.
- 10 3. On July 5, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 11 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 12 Notice of the SEPA determination was published in the legal publication of record on
- 13 July 5, 2018.
- 14 4. [additional findings to be provided to the Planning Commission for deliberation on
- 15 9/18/2018]

16 **Section 13. Site-specific Amendment #18-00528 (Hanley Property LLC) – Findings.**

17 The Kitsap County Planning Commission finds as follows regarding site-specific amendment
18 #18-00528 (Hanley Property LLC):

- 19 1. Site-specific amendment #18-00528 requested the re-designation and re-classification of
- 20 three parcels totaling 1.02 acres within the Port Orchard Urban Growth Area.
- 21 a. Landowner: Hanley Property LLC
- 22 b. Applicant: William Palmer
- 23 c. Parcel Tax Acct #: 312402-1-037-2004; 312402-1-038-2003; 312402-1-039-2002
- 24 d. Existing Land Use Designation: Urban High Density Residential
- 25 e. Requested Land Use Designation: Urban High Intensity Commercial
- 26 f. Existing Zoning Classification: Urban High Residential (19-30 du/ac)
- 27 g. Requested Zoning Classification: Commercial (10-30 du/ac)
- 28 2. On June 25, 2018, the Department of Community Development published a staff report
- 29 analyzing the amendment and recommending deferral of the proposed amendment for
- 30 consideration within the context of an area-wide amendment, not a site-specific
- 31 amendment.
- 32 3. On July 5, 2018, Kitsap County, as lead agency for the State Environmental Policy Act
- 33 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 34 Notice of the SEPA determination was published in the legal publication of record on
- 35 July 5, 2018.
- 36 4. The amendment, as currently proposed as a site-specific amendment:
- 37 a. [is supported by the Capital Facilities Plan;

Commented [PB71]: Formatted to include the findings required by KCC 21.08.100.F. Findings f-h only apply to map amendments.

Commented [PB72]: Alternative finding would be: "is not supported"

Planning Commission Findings of Fact & Recommendation

- 1 b. Is not consistent with the GMA, the Countywide Planning Polices, the Kitsap
- 2 County Comprehensive Plan, and other applicable laws and policies;
- 3 c. Is not consistent with the applicable decision criteria in Kitsap County Code
- 4 21.08.070, as demonstrated in the findings and conclusions of the staff report and
- 5 adopted herein;
- 6 d. Does not reflect current local circumstances;
- 7 e. Does not promote the public interest and welfare of the citizens of Kitsap County;
- 8 f. Is not justified by changed or changing conditions;
- 9 g. Will create an isolated land use designation (spot zone) unrelated to adjacent
- 10 designations; and
- 11 h. Will not be compatible with neighboring properties and will have an uncertain
- 12 affect on the value of those properties.

Commented [PB73]: Alternative finding would be: "is consistent"

Commented [PB74]: Alternative finding would be: "is consistent"

Commented [PB75]: Alternative finding would be: "does reflect"

Commented [PB76]: Alternative finding would be: "does promote"

Commented [PB77]: Alternative finding would be: "is justified"

Commented [PB78]: Alternative finding would be: "Will be compatible with neighboring properties and will not likely adversely affect the value of these properties."

14 NOW THEREFORE, the Kitsap County Planning Commission recommends to the Department
15 of Community Development as follows:
16

17 **RECOMMENDATION:** [to be determined during deliberation]

19 **APPROVED BY THE PLANNING COMMISSION OF KITSAP COUNTY,**
20 **WASHINGTON, AT A REGULAR MEETING THEREOF, HELD THIS _____ DAY**
21 **OF _____ 2018.**

23 **BY _____**
24 **GINA BUSKIRK, CHAIR**