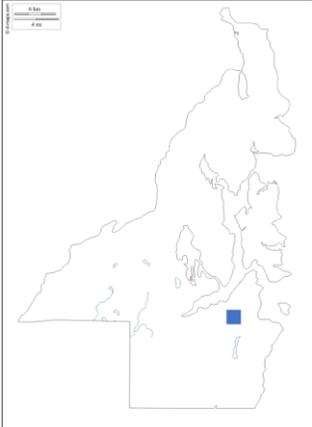




Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Site-Specific Amendment 18-00528 (Hanley Property LLC)

Report Date 7/10/2018
Hearing Date 7/17/2018 and 7/31/2018
Amendment Type Site-specific Amendment
Landowner Hanley Property LLC
Applicant William Palmer
Request Change from Land Use: Urban High Density Residential
 Zoning: Urban High Residential (19-30 du/ac)
Change to Land Use: Urban High Intensity Commercial
 Zoning: Commercial (10-30 du/ac)

Geographic Area Affected	Unincorporated South Kitsap	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		312402-1-037-2004	0.25 acres
		312402-1-038-2003	0.46 acres
		312402-1-039-2002	0.31 acres
		Total	1.02 acres

TDRs Required 4
SEPA Determination of Non-Significance
Department Recommendation Defer review of the proposed amendment to be considered within the context of an area wide amendment, not a site-specific amendment.

This report and recommendation are based on information available at the time of publication. If new relevant and material facts are discovered, this staff report will be revised and the department recommendation may change.

1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Comprehensive Plan is mandated by the Washington State Growth Management Act (GMA, RCW 36.70A).

A. Authority

The GMA mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years [RCW 90.70A.130(5)]. 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. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)].

Kitsap County Code sets forth a process and criteria for making amendments to the Comprehensive Plan [KCC 21.08]. In making amendments, the County must consider:

- Whether the proposed amendments are consistent with and supports other 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.

The final docket adopted by the Board of County Commissioners on April 4, 2018 (Resolution No. 064-2018) allows for consideration of this amendment during Kitsap County's annual Comprehensive Plan amendment process for 2018.

B. Proposed Amendment

1. Current (see Attachment A - Map 4A and Map 5A)
 Comprehensive Plan Land Use Designation: Urban High Density Residential
 Zoning Classification: Urban High Residential (UH)18-30 du/ac

This zone is intended to provide for multiple-family residential and professional office development based upon compatibility with surrounding land uses. The primary use of this zone is intended to be high density residential. Professional office

use is intended to complement and support the residential use within the zone and be consistent with, and in conjunction with, residential development. It is intended that office developments within this zone will be of a higher standard in recognition of their residential setting. The following factors will be considered in the application of this zone to a particular site: proximity to major streets and the available capacity of these streets, availability of public water and sewer, vehicular and pedestrian traffic circulation in the area, proximity to commercial services and proximity to public open space and recreation opportunities. Development within this zone will be reviewed to ensure compatibility with adjacent uses including such considerations as privacy, noise, lighting and design.

2. Proposed (see Attachment A - Map 4B and Map 5B)
 Comprehensive Plan Land Use Designation: Urban High Intensity Commercial
 Zoning Classification: Commercial (C) 10-30 du/ac

This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

C. Geographic Description

The site is located at 1753 Fircrest Drive SE approximately 700 feet southeast of the Port Orchard city limits (see Attachment A – Map 1). The site area includes 3 parcels totaling 1.02 acres.

The current use of the site is a contractor storage yard. The contractor storage yard includes storage buildings, outdoor storage racks and materials, truck and vehicle parking, garages for vehicle maintenance, administrative offices above the maintenance garages, and a single-family residence (see Attachment A – Map 2). Since the aerial photo was taken, two of the three houses have been removed and replaced with a gravel parking area.

The current uses adjacent to the site include the South Kitsap Fire District headquarters fire station, training facility, and communications tower to the south, single-family residences and senior housing to the east, and vacant land recently permitted for high-density residential/commercial mixed-use development to the west and north (see Table 2). The greater vicinity includes schools, a golf course, multi-family housing, and single-family housing.

The zoning pattern in the vicinity is unusual and includes piano-key patterns along both Fircrest Drive SE and Mile Hill Road SE (see Attachment A – Map 4A and Map 5A). The fragmented zoning pattern includes a mix of medium to high density residential and commercial zones.

The site is located within the Karcher Creek watershed. No streams are located in the immediate vicinity (see Attachment A – Map 3A). The site is located in the center of a category 1 critical aquifer recharge area (see Attachment A – Map 3B).

2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
 - as proposed above
 - as described in Alternative ___ below
 - with revisions described below
 - with conditions described below
- Deferral of the amendment to a future docket
- Denial of the amendment

A. Rational

Changing the designation/zone of the site will create an island of commercial zoning, surrounded by residential zones within a larger area currently characterized by a somewhat fragmented zoning pattern (see Attachment A – Map 5B). The change will add a small amount of commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

The department recommendation for deferral of this proposed amendment enables a broader assessment of zoning in the area to ensure consistent and compatible future development. The broader assessment would provide for the review of the proposed site-specific zone change within the context of an area-wide amendment, rather than increasing the current fragmented zoning in the neighborhood.

Furthermore, an area-wide consideration of zoning enables the department to consider other zones for the area, such as industrial, that is not currently included in the proposed amendment and may conform more closely with the current uses of the properties.

3. Other Alternatives Considered

The Department recommends deferring this application in order to allow time for a consideration of other alternatives and potentially more appropriate land use designations for the larger area.

4. Analysis

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below.

A. General Decision Criteria (KCC 21.08.070.A)

For each proposed amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. *How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;*

Staff Analysis: The circumstances related to the parcels have changed in the following ways since the 2016 Comprehensive Plan update:

The current use of the site has expanded over time. Since the 2016 Comprehensive Plan update, two single family structures were demolished and replaced with gravel for parking commercial vehicles and large trucks. In addition, a six-foot tall security fence was installed.

The Department is working with the property owners to ascertain the legal status of the current non-conforming use of the property as a contractor storage yard and implications for the expansion described above.

2. *How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and*

Staff Analysis: The assumptions upon which the Comprehensive Plan is based are still valid, including a surplus of commercial land capacity in the Port Orchard Urban Growth Area (see Table 4).

3. *How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.*

Staff Analysis: The proposed amendment requires the acquisition of four Transfer of Development Rights certificates per Resolution 217-2017 (see Attachment C1). The Transfer of Development Rights (TDR) program, which shifts population capacity from rural areas to urban areas, serves the public interest by supporting the preservation of rural areas.

However, the proposed amendment is inconsistent with Comprehensive Plan Land Use Policy 21 because changing the designation/zone of the site will exacerbate an existing fragmented zoning pattern (see Attachment A – Map 5B). The proposed amendment is inconsistent with Comprehensive Plan Land Use Policy 16 because changing the designation/zone of the site does not promote housing preservation in an area that is well served by schools, public transportation, and commercial facilities.

The change will also create a small amount of commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

B. Additional Decision Criteria (KCC 21.08.070.D)

In addition to the findings and conclusions above, a proposed site-specific map amendment may be recommended for approval by the Planning Commission and may be approved by the Board of Commissioners if the following findings are made:

1. *All Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.*
 - a. *The proposed amendment meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services;*

Staff Analysis: The 2016 Capital Facilities Plan identifies one transportation segment deficiency and a school deficiency near the site.

The proposed amendment will not significantly increase the planned capacity for the area (see analysis in section 4.B.1.d below regarding population and job capacity) and therefore will not create any planned public facility deficiencies.

Table 1 – Public Facilities

Public Facility	Provider	Concurrency Standard	Level of Service Standard
Transportation	Kitsap County	OK	OK Deficient segment of Mile Hill Drive immediately north of the site
Water	West Sound Utility District	OK	OK
Sewer	Septic Connection to a West Sound Utility District sewer line is available.	OK	OK
Solid Waste	Kitsap County	<i>n/a</i>	OK
Police	Kitsap County Sheriff	<i>n/a</i>	OK
Fire/EMS	South Kitsap Fire & Rescue District 7	<i>n/a</i>	OK
School	South Kitsap School District	<i>n/a</i>	Currently meets level of service with portable structures. Additional structures required to meet level of service by 2036
Transit	Kitsap Transit	<i>n/a</i>	OK
Parks	Kitsap County	<i>n/a</i>	OK
Gov. Admin.	Kitsap County	<i>n/a</i>	OK

- b. The proposed amendment is consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county;*

Staff Analysis: The proposed amendment is inconsistent with the following goals and policies:

- Land Use Goal 3. “Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.”
 - Land Use Policy 16. “Promote housing preservation and development in areas that are already well-served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.”

In accordance with Kitsap County Code 17.410 the proposed amendment will remove the requirement to include a residential component that meets minimum density as part of a development project (see Attachment C3). The site is near or immediately adjacent to many public facilities. Therefore, the proposed amendment is inconsistent with Land Use Policy 16.

- Land Use Goal 4. “Coordinate with other jurisdictions, tribal governments, agencies, special districts, and property owners to ensure coordinated and compatible land use planning and utilize Urban Growth Area Management Agreements with cities, as feasible.”
 - Land Use Policy 21. “Coordinate with service providers, agencies, local jurisdictions, County departments and the public, to ensure appropriate zoning.”

The site is in the Port Orchard Urban Growth Area. The City of Port Orchard, the jurisdiction associated with the unincorporated Urban Growth Area, expressed its opposition to the proposed site-specific amendment citing concerns with the creation of an “island of commercial property surrounded by residential property” and encouraged the County to evaluate the redesignation of a larger area to address further piecemeal zoning in the area (see Attachment C2).

- Land Use Goal 6. “Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.”
 - Land Use Policy 31. “Maintain consistency with Countywide Planning Policies regarding growth targeting.”

The change will convert a small amount of high density residential land to high intensity commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

- Economic Development Goal 2. “Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.”
 - Economic Development Policy 7. “Encourage full utilization and development of industrially and commercially zoned areas.”

The change will add a small amount of commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

- c. *The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood;*

Staff Analysis: The site is suitable for commercial development based upon access, utilities, and environment; however, the proposed re-designation will exacerbate an existing fragmented land use pattern in the area.

Table 2 – Adjacent Land Uses & Zoning

	Current Categorical Use of the Land (KCC 17.410)	Current Land Use Designation	Current Zoning Classification
North	124. Dwelling, single-family detached (includes manufactured homes)	Urban Medium-Density Residential	Urban Medium Residential (UM) 10 - 18 du/ac
South	410. Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (Fire station, training facility, and CenCom tower facility)	Urban Medium-Density Residential	Urban Medium Residential (UM) 10 - 18 du/ac
East	120. Dwelling, multifamily	Urban Medium-Density Residential	Urban Medium Residential (UM) 10 - 18 du/ac
West	Undeveloped land ¹ (Recently permitted for high density residential and commercial mixed use development)	Urban High-Density Residential	Urban High Residential (UH) 19 – 30 du/ac

¹ Permit number 140925 – 021 Fircrest Village Plat/PBD Amendment was issued on 10/10/2014

Table 3 - Key Density and Dimension Standards (KCC 17.420)

	Current Zone	Proposed Zone
Min. density (du/acre)	19	10 (57)
Max. density (du/acre)	30	30
Min. lot size	None	n/a
Max. lot size	n/a	n/a
Max. height (feet)	55/65 (17)	35/65 (17)
Max. impervious surface coverage	85%	85%
Setbacks		
Min. front (feet)	20	20
Side (feet)	5	10
Rear (feet)	10	10
Footnotes:		
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:		
a. In the NC and P zones: forty-five feet.		
b. In the UH and C zones: sixty-five feet.		
c. In the UM, BP, BC, and IND zones: fifty-five feet.		
d. Height and density requirements for urban high and regional center reflected in Section 17.420.058, Silverdale regional center and design district density and dimension table.		
57. Mixed use projects are not required to meet the minimum density requirements.		

In summary, the following uses will be allowed upon the approval of this amendment:

- residential uses including caretakers dwelling;
- commercial service, office, and retail type uses;
- institutional use – hospital;
- recreational/cultural uses; and
- industrial uses including various types of storage and light manufacturing.

For a full comparison of allowed uses, see Attachment C3.

- d. *The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county;*

Staff Analysis: Since the parcels are already developed, the Kitsap County Land Capacity Analysis shown in Table 4 will not be materially affected by the proposed amendment. However, the Port Orchard Urban Growth Area (UGA) has a significant surplus of commercial land capacity. Therefore, increasing long-

term commercial land capacity in this UGA is inconsistent with local circumstances.

Table 4 - 2016 Population and Employment Target and Capacity

	Adjusted Population Growth Target 2012-2036	Final Plan Population Growth Capacity	Difference with Population Target	Employment Growth Target 2012-2036	Final Plan Employment Growth Capacity	Difference with Employment Target
City of Port Orchard	8,778	10,358	1,580	3,074	5,570	2,496
Unincorporated Port Orchard UGA	6,110	4,600	(1,510)	1,140	1,377	237
Total Port Orchard UGA	14,888	14,958	70	4,214	6,947	2,733

Source: Revised Addendum to Kitsap County 2016 Comprehensive Plan Update Final Supplemental Environmental Impact Statement (8/28/2017)

- e. *The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area; and*

Staff Analysis: The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area. See analysis in Section 4.B.1.a regarding meeting concurrency requirements.

- f. *The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.*

Staff Analysis:

Changing the designation/zone of the site will create additional isolated zoning within an existing fragmented zoning pattern (see Attachment A – Map 5B). Therefore, the proposed amendment is inconsistent with the following Kitsap Countywide Planning Policies (KCCP):

“F.4. Community design and development: Strategies should promote orderly development that reflects the unique character of a community and encourages healthy lifestyles through building and site design and transportation connectivity. In addition, sustainable economic and environmental development techniques should be utilized to enhance the quality of life:

- a. Utilize design strategies to ensure that changes in the built environment provide continuous and orderly development.”

Perpetuating fragmented zoning patterns is not conducive to providing continuous and orderly development.

“J.2. The role of government agencies in assuring coordinated, consistent efforts to promote economic vitality and equity throughout Kitsap County:

- b. The County and the Cities shall encourage the full utilization/development of designated industrial and commercial areas. The County and the Cities shall promote revitalization within existing developed industrial and commercial areas to take advantage of the significant investments in existing buildings and infrastructure.”

The proposed amendment creates a small island of new Commercial area contrary to promoting revitalization within existing surplus commercial areas in the Port Orchard Urban Growth Area.

2. All Site-Specific Amendment Requests Regarding Parcels located within an associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas).

Each of the following requirements must be satisfied for a recommendation for approval:

- a. *Demonstration from the jurisdiction affiliated with the UGA that the proposal has the capability and capacity to provide urban level services to the area.*

Staff Analysis: The County, along with the providers of public facilities listed in Table 1, have the capability and capacity to provide urban level services to all properties within the UGA, including the site. (see analysis in Section 4.B.1.a regarding meeting concurrency requirements).

- b. *Demonstration that the proposal is consistent with the associated urban growth area jurisdiction’s comprehensive plan.*

Staff Analysis: The site is located within an urban growth area associated with the City of Port Orchard. Kitsap County does not have an Urban Growth Area Management Agreement or other interlocal agreement with the City of Port Orchard. However, coordinated planning with the associated jurisdiction is part of the site-specific amendment criteria.

The proposed amendment is inconsistent with the 2016 City of Port Orchard Comprehensive Plan Goals and Policies listed below:

- Goal 1. “Retain Port Orchard’s small town commercial and residential character while accommodating allocated growth citywide.”
 - Policy CN-1. “Prioritize the City’s residential, commercial and light industrial growth and infrastructure investments within designated Centers, in accordance with VISION 2040 and the Countywide Planning Policies.”

The site is not located in a town center designated by the City of Port Orchard. A commercial or industrial designation outside a town center is inconsistent with this policy.

The City of Port Orchard, the jurisdiction associated with the unincorporated Urban Growth Area, expressed their opposition to the proposed site-specific amendment citing concerns with the creation of an island zone and encouraged the County to evaluate the redesignation of a larger area to address further piecemeal zoning in the area (see Attachment C2).

- c. *Demonstration that the proposal meets the affiliated jurisdiction’s transportation standards.*

Staff Analysis: Development of the 1.02 acre site within the existing Urban High Residential zone will include 19 – 31 units. According to the Trip Generation Manual, a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 ADT. Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area.

The proposed amendment is not expected to generate a large amount of traffic due to the small site size (1.02 acres). However, the change could allow future redevelopment in any combination of high intensity commercial and residential uses that would generate a small number of additional trips. Such transportation impacts would be mitigated on a project specific basis.

C. State Environmental Policy Act (SEPA)

The Kitsap County SEPA official issued a SEPA threshold determination of non-significance (DNS; Attachment B1) for this amendment after having reviewed the SEPA environmental checklists prepared for this amendment (Attachment B2) and all of the other proposed Comprehensive Plan amendments. The SEPA official’s review found

that this amendment is not related to or dependent on any of the other amendments and therefore an independent SEPA threshold determination was made regarding this amendment.

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper (7/12/2018); and
- Mailed to property owners within 800 feet of the subject properties;
- Posted on the subject property; and
- Integrated with other public announcements described in Section 5 below.

The SEPA threshold determination and environmental checklist was also distributed to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal.

The SEPA comment period will run concurrently with the public comment period for the proposed amendment as described in Section 5 below.

5. Public Involvement and Outreach

Kitsap County's public involvement and outreach in support of this proposed amendment has exceeded the requirements of the Growth Management Act (RCW 36.70A) and Kitsap County Code (KCC 21.08).

Public involvement and outreach in support of this proposed amendment has included the following:

- An [Online Open House](#) with information about previous, current, and upcoming phases of the 2018 amendment process.
- A public comment period (11/27/2017 – 12/15/2017) and a public hearing by the Kitsap County Board of Commissioners (12/11/2017) while setting the initial docket of proposed amendments. Based on public comments, the Board of Commissioners added a review of affordable housing policies to the docket of proposed amendments. Notifications and announcements regarding this comment period and public hearing included the following:
 - Legal notice published in the Kitsap Sun newspaper (11/27/2017);
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.
- Legal notice announcing the docket of proposed amendments was published in the Kitsap Sun newspaper (1/8/2018).
- Presentations to various Kitsap County advisory groups and community groups.

Comment Period and Public Hearing

A new comment period regarding the proposed amendment (Attachment A), this staff report, and the SEPA determination (Attachment B1) will run through Tuesday, August 7, 2018.

- During this public comment period, the public may learn more about this and other amendments by:
 - Visiting an [Online Open House](http://tinyurl.com/kitsap2018cpa) (<http://tinyurl.com/kitsap2018cpa>);
 - Attending one of the following Open Houses:
 - July 10, 2018 (5:30-7:30 PM) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)
 - July 11, 2018 (5:30-7:30 PM) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
 - July 12, 2018 (5:30-7:30 PM) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)
 - Attending applicable Planning Commission meetings; or
 - Contacting the staff listed in Section 6 below.
- To be included in the official record, written comments must be submitted to the Department of Community Development before 11:59 PM on Tuesday, August 7, 2018 using one of the following methods:
 - Entered [online via computer or mobile device](#);
 - Emailed to CompPlan@co.kitsap.wa.us;
 - Mailed to 614 Division St - MS36, Port Orchard, WA 98366;
 - Dropped off at the Permit Center at 619 Division St, Port Orchard; or
 - Dropped off at one of the open houses listed above.
- Oral and written testimony may also be made to the Kitsap County Planning Commission at the following public hearings in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard):
 - 7/17/2018 (5:30 PM); and
 - 7/31/2018 (5:30 PM).
- Notifications and announcements regarding this comment period and public hearing include the following:
 - Legal notice published in the Kitsap Sun newspaper;
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com;
 - Notice signs posted on site-specific amendment properties;
 - Notices mailed to property owners near site-specific amendments and other geographically specific amendments; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.

Additional public involvement and outreach will occur in October through December when the Kitsap County Board of Commissioners will be considering the amendments.

6. Staff Contact

Report prepared by:



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Report approved by:



Dave Ward, Planning & Environmental
Programs Manager
Department of Community Development

7. Attachments

A. Maps

1. Vicinity
2. Aerial Photo
3. Critical Areas
- 4A. Current Land Use Designation Map
- 4B. Proposed Land Use Designation Map
- 5A. Current Zoning Classification Map
- 5B. Proposed Zoning Classification Map
6. Critical Aquifer Recharge Area
Map Legends

B. State Environmental Policy Act (SEPA)

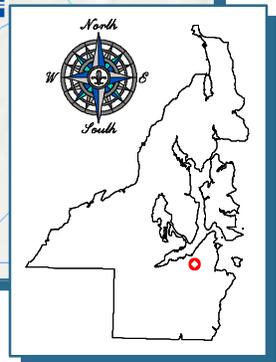
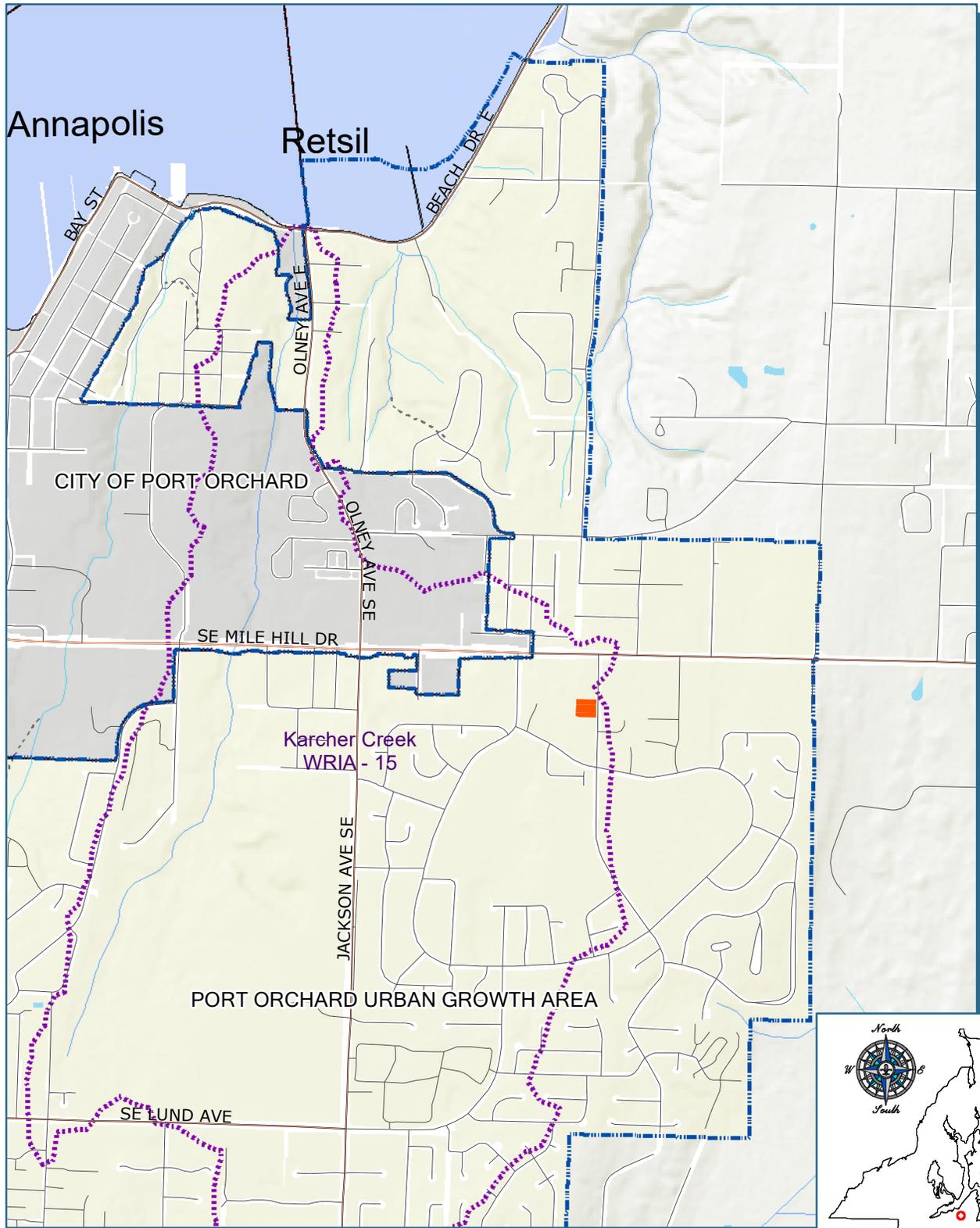
1. SEPA Determination
2. SEPA Checklist

C. Supplemental Materials

1. Resolution 217-2017: A Resolution Establishing Exchange Rates for Transfer of Development Rights
2. City of Port Orchard comment letter dated June 26, 2018
3. Comparison of Allowed Uses

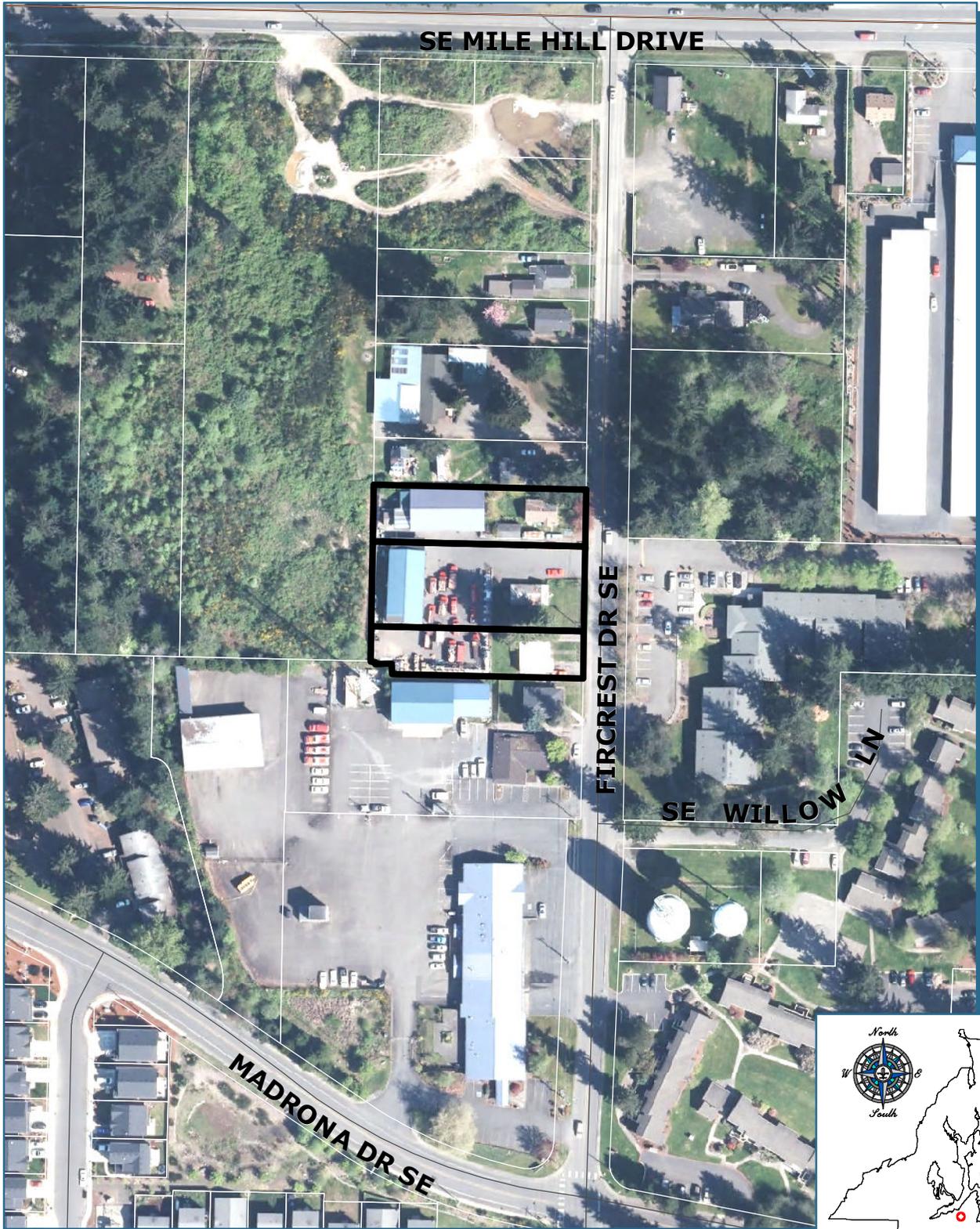


Map 1 - Vicinity 18-00528 (Hanley Property LLC)



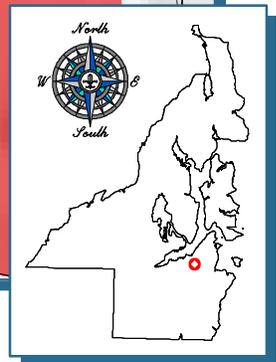
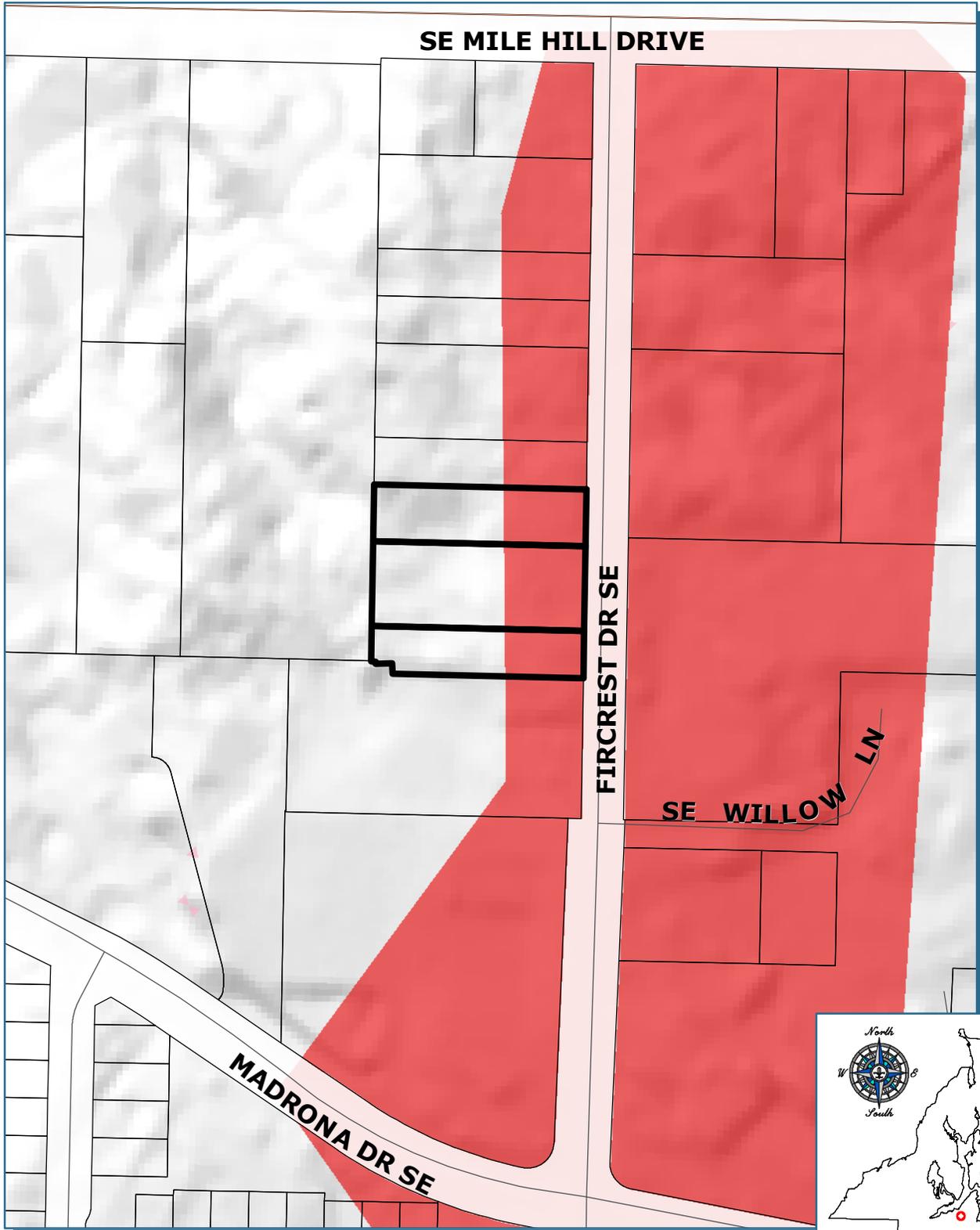


Map 2 - Aerial Photo (2015)
18-00528 (Hanley Property LLC)

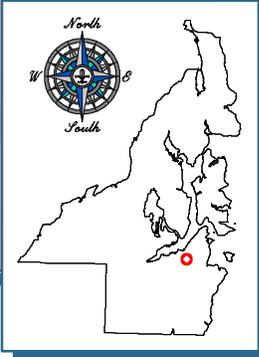
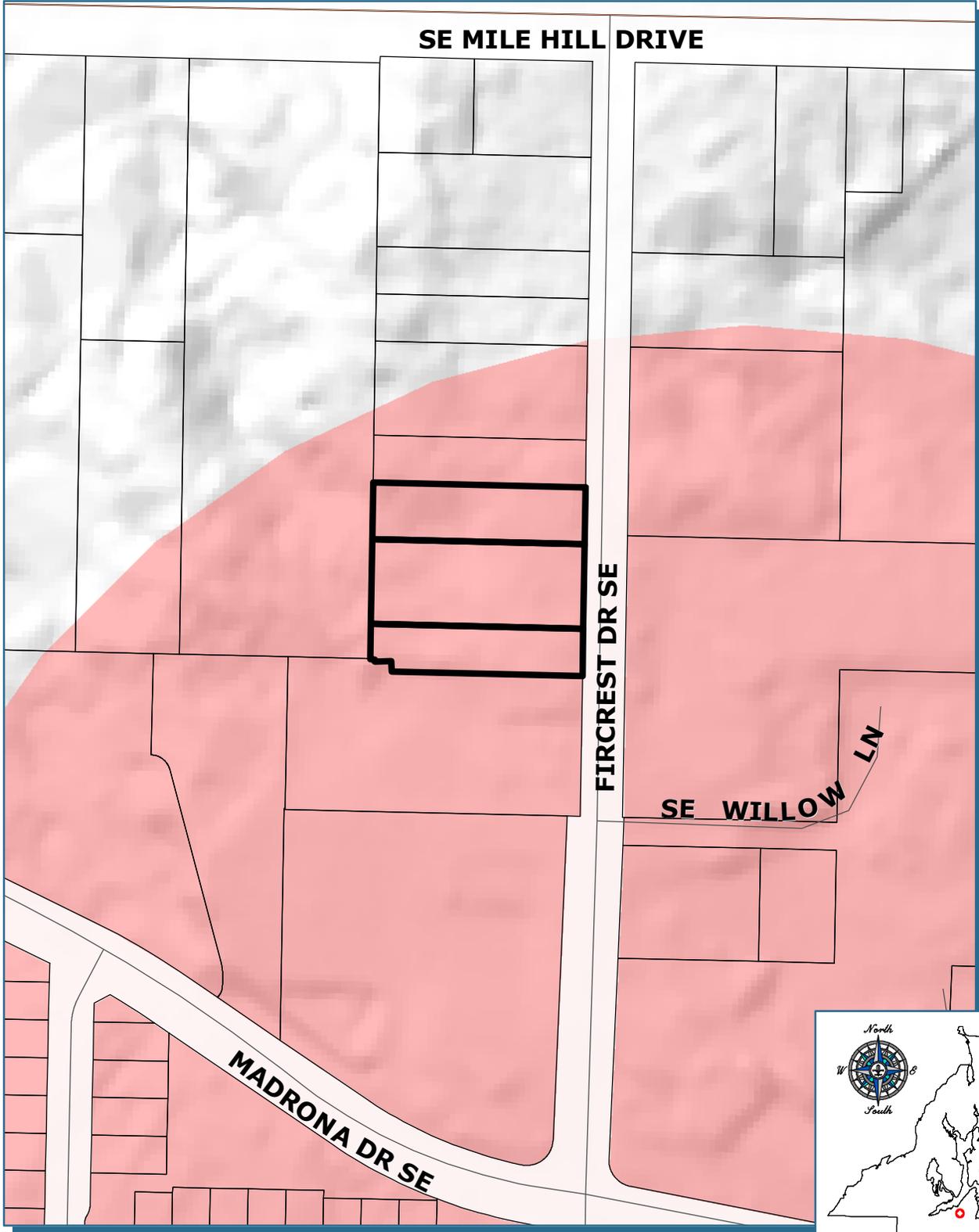




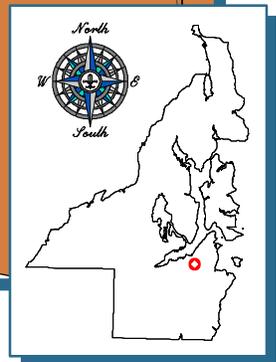
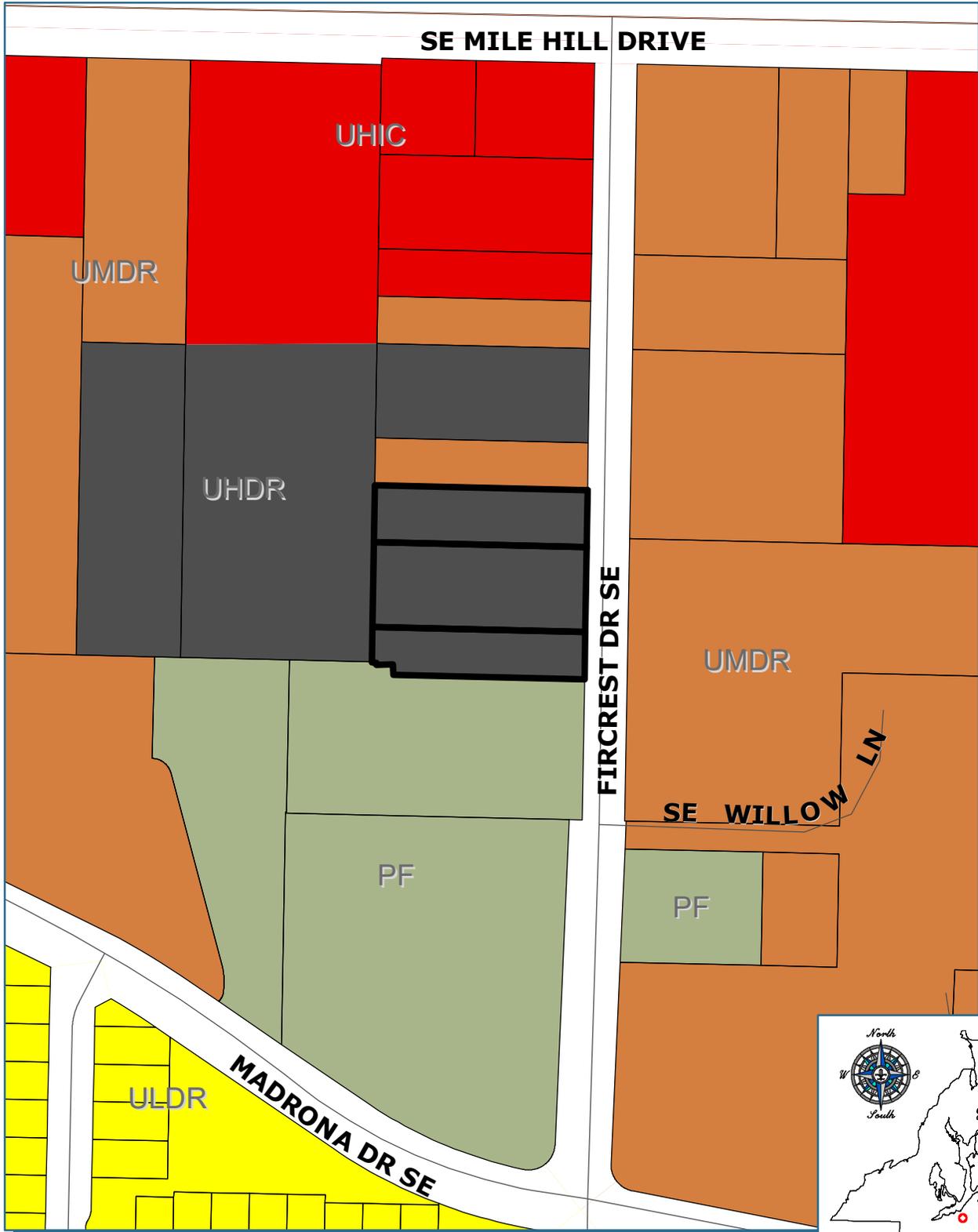
Map 3A - Critical Areas
18-00528 (Hanley Property LLC)



 Map 3B - Critical Aquifer Recharge Areas
18-00528 (Hanley Property LLC)

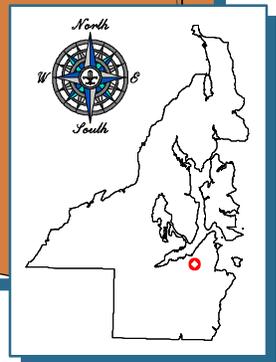
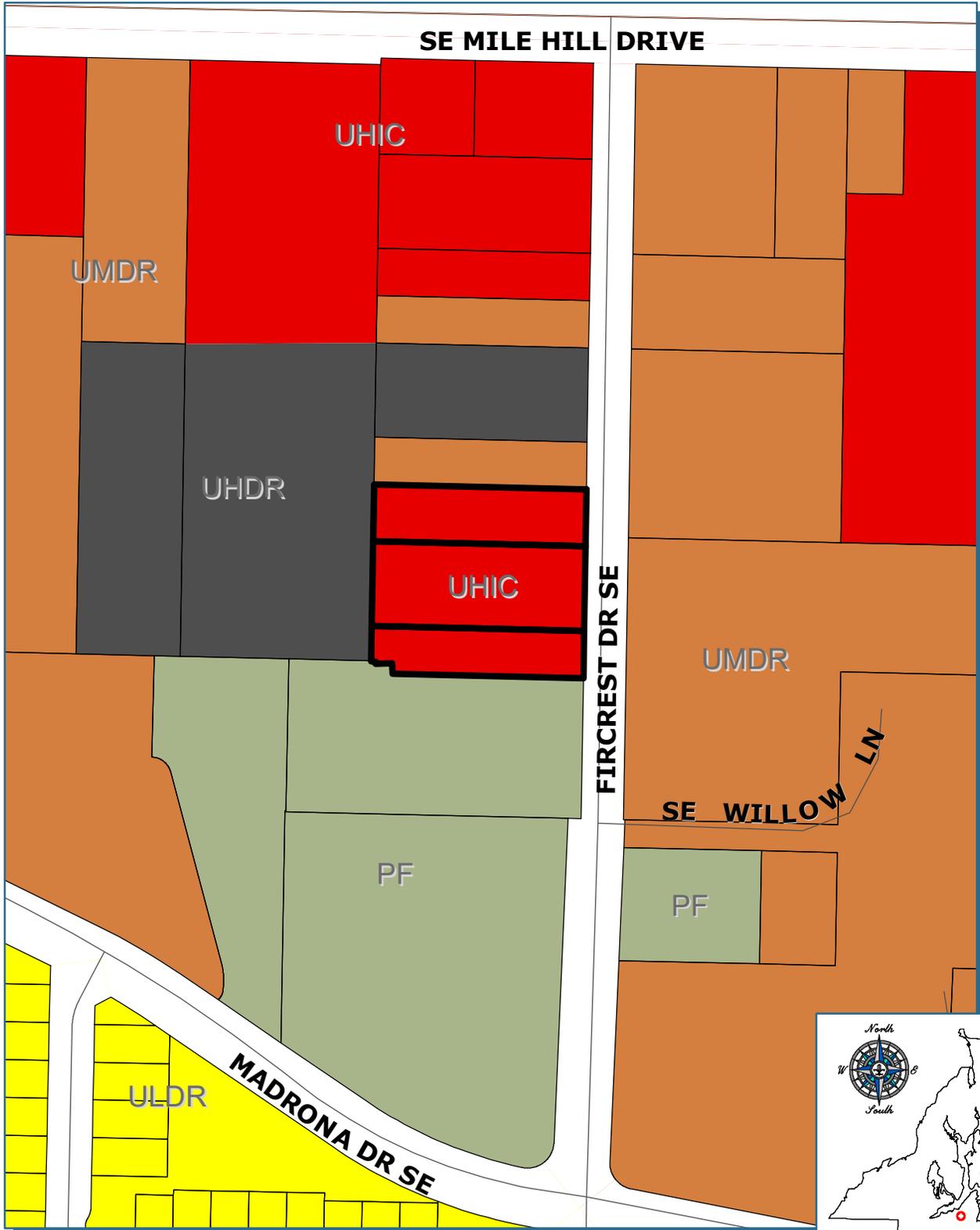


 Map 4A - Current Land Use Designation Map
18-00528 (Hanley Property LLC)



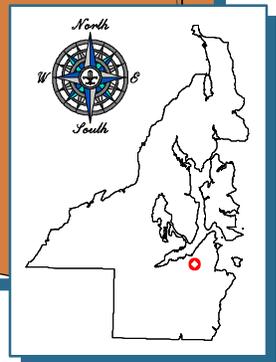
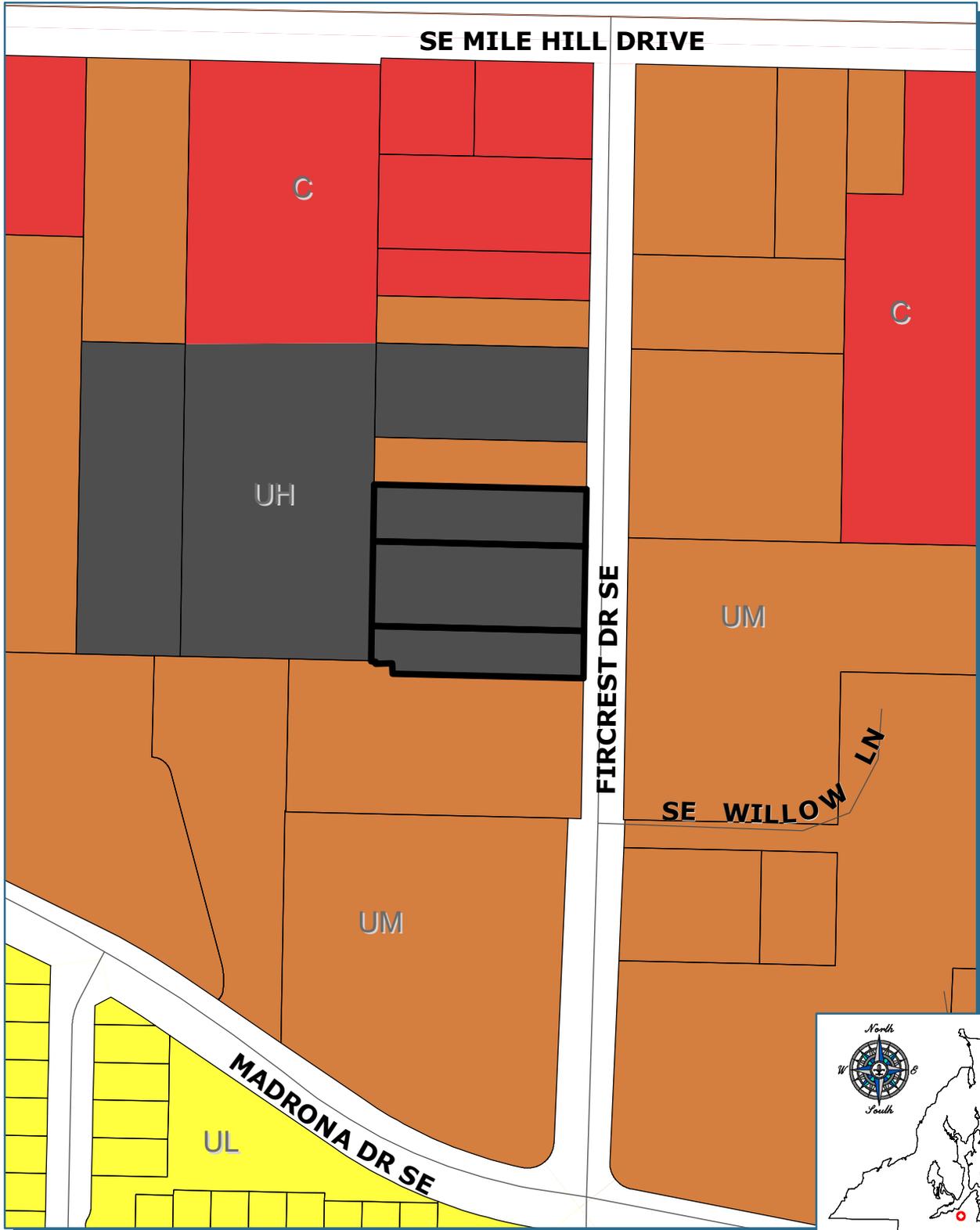


Map 4B - Proposed Land Use Designation Map
18-00528 (Hanley Property LLC)



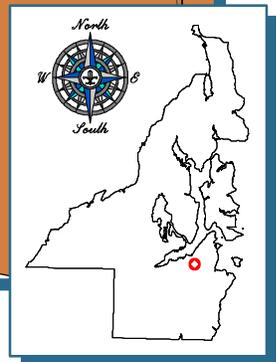
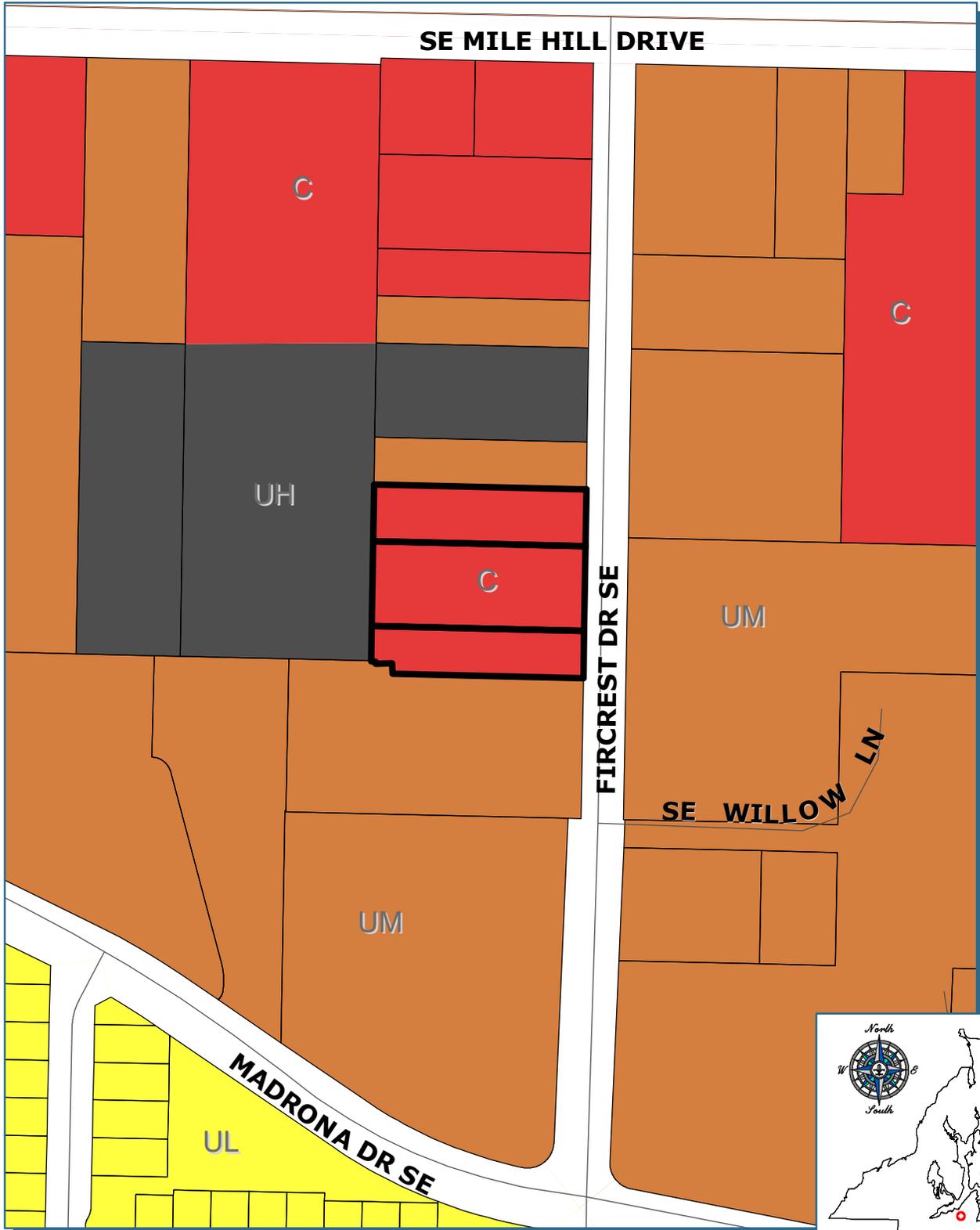


Map 5A - Current Zoning Classification Map
18-00528 (Hanley Property LLC)





Map 5B - Proposed Zoning Classification Map
18-00528 (Hanley Property LLC)



Legend for Maps 1 - 3

Waterbodies (defined in WAC 222-16-030)

-  Greater Puget Sound Hydrology
-  Bay or estuary
-  Lake, Pond, Reservoir, Gravel pit or quarry filled with water
-  Marsh, wetland, swamp, bog

Fish Habitat Water Type Code

-  (S) Designated Shoreline of the State
-  (F) Fish Habitat
-  (N) Non-fish Habitat
-  (U) Unknown, unmodeled hydrographic feature
-  No Channel found

-  Potential Wetlands

FEMA Flood Hazard Zone

-  High Risk - Coastal Area Zones
-  High Risk Areas Zones

Geohazards

-  High Hazard Area
-  Moderate Hazard Area

Critical Aquifer Recharge Areas

-  Category I
Critical aquifer recharge areas are those areas where the potential for certain land use activities to adversely affect groundwater is high.
-  Category II
Critical aquifer recharge areas are areas that provide recharge effects to aquifers that are current or potentially will become potable water supplies and are vulnerable to contamination based on the type of land use activity.

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

-  Subject Parcel(s)
-  Tax Parcels

-  Major Watershed Boundary

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

Legend for Maps 4A & 4B

Comprehensive Plan Designations

RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial

URBAN

-  UI - Urban Industrial
-  UHIC - Urban High-Intensity Commercial/Mixed Use
-  ULIC - Urban Low-Intensity Commercial/Mixed Use
-  ULDR - Urban Low-Density Residential
-  UMDR - Urban Medium-Density Residential
-  UHDR - Urban High-Density Residential
-  UTA - Poulsbo Urban Transition Area

LAMIRD

-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

-
-  Subject Parcel(s)

-  Tax Parcels

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Maps 5A & 5B

RURAL

-  FRL - Forest Resource Lands (1 DU/40 Ac)
-  RP - Rural Protection (1 DU/10 Ac)
-  RR - Rural Residential (1 DU/5 Ac)
-  RW - Rural Wooded (1 DU/20 Ac)
-  MRO - Mineral Resource Overlay

COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
-  NC - Neighborhood Commercial (10-30 DU/Ac)
-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center

URBAN

-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
-  UR - Urban Restricted (1-5 DU/Ac)
-  UH - Urban High Residential (19-30 DU/Ac)
-  UL - Urban Low Residential (5-9 DU/Ac)
-  UM - Urban Medium Residential (10-18 DU/Ac)
-  UVC - Urban Village Center (up to 18 DU/Ac)

KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
-  KVR - Keyport Village Residential

MANCHESTER VILLAGE

-  MVC - Manchester Village Commercial
-  MVLR - Manchester Village Low Residential
-  MVR - Manchester Village Residential

RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront

SUQUAMISH VILLAGE

-  SVC - Suquamish Village Commercial
-  SVLR - Suquamish Village Low Residential
-  SVR - Suquamish Village Residential

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology

CITY OF POULSBO

-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area

-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 LOUISA GARBO, DIRECTOR
(360) 337-5777 HOME PAGE - www.kitsapgov.com/dcd/

DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Hanley Site Specific Comprehensive Plan Amendment, permit 18-00528. Oliver Hanley is requesting a comprehensive plan amendment for three parcels within the Port Orchard Urban Growth Area in South Kitsap County. The request is to change the land use designation from urban high residential to commercial for infill and redevelopment purposes. The three parcels are 1.02-acres in size. The existing development includes storage buildings, outdoor storage racks and materials, truck and vehicle parking, garages for vehicle maintenance, administrative offices (located above the maintenance garages), and a single-family residence.

Proponent: Oliver Hanley %William Palmer

Lead Agency: KITSAP COUNTY

Location of proposal, including street address, if any: The site is located at 1752 Fircrest Drive SE, Port Orchard, in the NE ¼ of Section 31, T24N, R02E, WM., in South Kitsap County.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: August 7, 2018

COMMENTS:

This is a non-project action per WAC 197-11-704(2)(b). Adoption by ordinance of the amendment by the Kitsap County Board of Commissioners is expected in December of 2018. Future development will be reviewed for SEPA thresholds.

Responsible Official: Scott Diener

Position/Title: SEPA Coordinator, Dept. of Community Development

Address: 619 Division Street, MS-36, Port Orchard, WA 98366

SEPA Coordinator: Steve Heacock

Phone: (360) 337-5777

DATE: July 17, 2018

Signature: _____

A handwritten signature in cursive script, appearing to read "Steve Heacock", written over a horizontal line.

SEPA Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A: Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Comprehensive Plan Amendment Request.
Application 18-00528 Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment.

2. Name of applicant:

Oliver Hanley

3. Address and phone number of applicant and contact person:

P.O. Box 865
Port Orchard, WA 98366
William M. Palmer, W.M. PALMER CONSULTANTS (206) 817-4597

4. Date checklist prepared:

July 5, 2018

5. Agency requesting checklist:

Kitsap County, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Adoption is expected in December 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. After a re-zone occurs, more space for parking vehicles is expected as a future use.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Not applicable for this non-project proposal. Permits will be acquired as necessary for project specific development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Applicant is requesting a comprehensive plan amendment to change the land use designation from urban high residential to commercial.

The site area includes 3 parcels totaling 1.02 acres. It includes storage buildings, outdoor storage racks and materials, truck and vehicle parking, garages for vehicle maintenance, administrative offices above the maintenance garages, and a single-family residence (see Attachment A - Maps 1-6).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located in South Kitsap County at 1752 Fircrest Drive SE, Port Orchard. The property can also be found in the northeast 1/4 of Section 31, T24N, R02E, WM.

1. Legal Description for parcel #1 listed in the application form.

PARCEL NO: 312402-1-037-2004

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°45' WEST 625 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31; THENCE SOUTH 89°56'30" EAST 225 FEET; THENCE SOUTH 0°45' WEST 100 FEET; THENCE NORTH 89°56'30" WEST 225 FEET; THENCE NORTH 0°45' EAST 100 FEET TO THE POINT OF BEGINNING; EXCEPT FIRCREST DRIVE SE ON THE EAST; EXCEPT FROM THE FOREGOING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 31 AS SHOWN ON RECORD OF SURVEY FOR KITSAP COUNTY BANK DATED JULY 20, 1983; THENCE SOUTH 0°56'14" WEST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 31 A DISTANCE OF 675.00 FEET; THENCE SOUTH 88°39'26" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 4.60 FEET TO THE EAST BOUNDARY OF TRACT 2 OF THE PLAT OF "ORCHARD HEIGHTS", RECORDED IN VOLUME 8 OF PLATS, PAGES 68, 69 AND 70, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EAST BOUNDARY NORTH 0°59'13" EAST 10.20 FEET TO A POINT WHICH BEARS SOUTH 0°59'13" WEST 2.07 FEET FROM THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 89°08'29" EAST 17.94 FEET; THENCE SOUTH 0°42'36" EAST 10.90 FEET; THENCE NORTH 88°39'26" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 18.25 FEET TO THE TRUE POINT OF BEGINNING.

2. Legal Description for parcel #2 listed in the application form.

PARCEL NO: 312402-1-038-2003

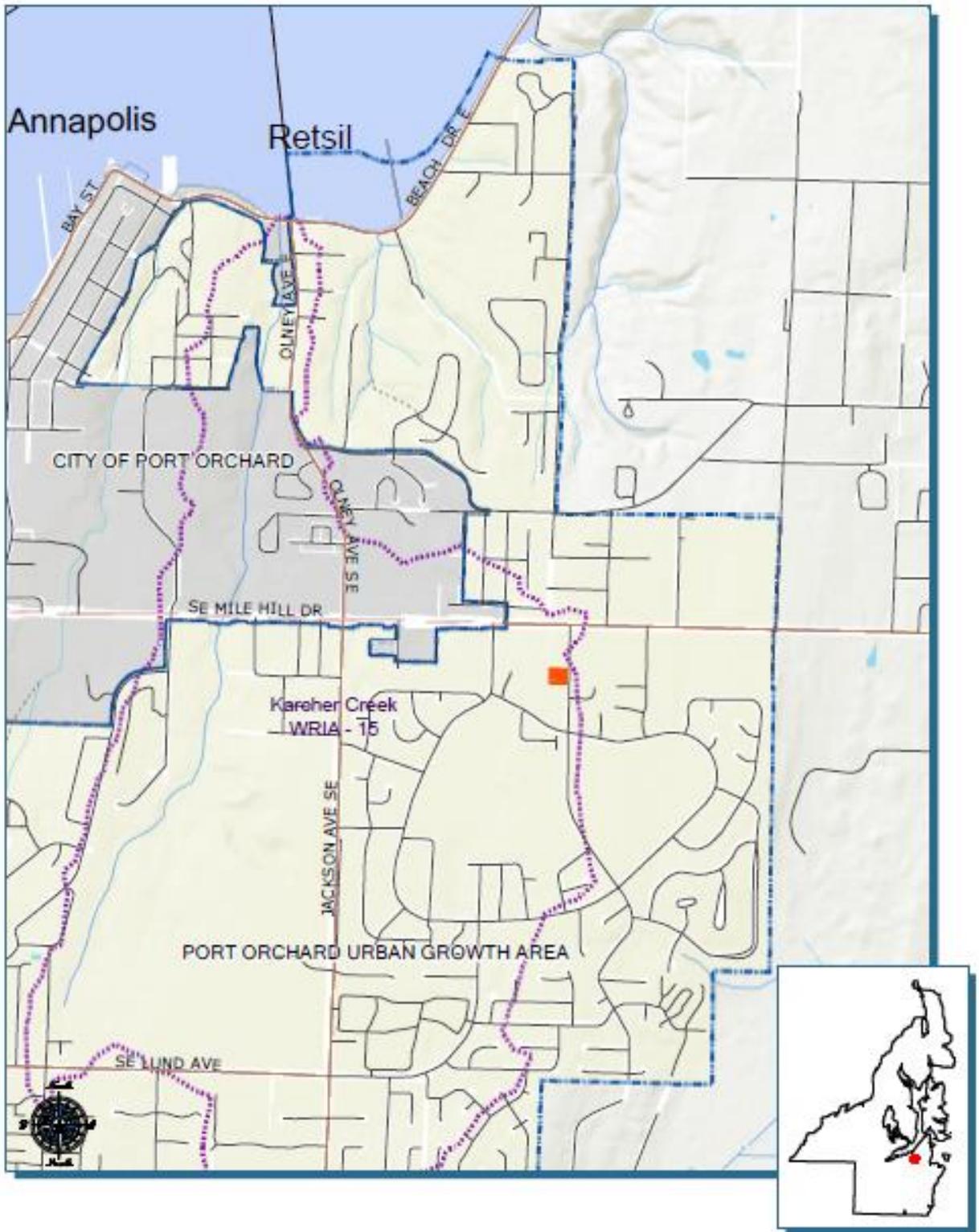
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0°45' WEST 525 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89°56'30" EAST 225 FEET; THENCE SOUTH 0°45' WEST 100 FEET; THENCE NORTH 89°56'30" WEST 225 FEET; THENCE NORTH 0°45' EAST 100 FEET TO POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF; AND EXCEPT THAT PORTION ON THE EAST LYING WITHIN FIRCREST DRIVE SE.

3. Legal Description for parcel #3 listed in the application form.

PARCEL NO: 312402-1-039-2002

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0°45'W 425 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89°56'30 E 225 FEET; THENCE S0°45'W 100 FEET; THENCE N89°56'30 W 225 FEET; THENCE N0°45'E 100 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0°45'W 525 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89°56'30 E 225 FEET; THENCE S0°45'W 100 FEET; THENCE N89°56'30 W 225 FEET; THENCE N0°45'E 100 FEET TO THE POINT OF BEGINNING.

Map 1 - Vicinity



B: Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Flat. The site generally slopes down from the east to the west, with approximately 5 feet of vertical change across the width of the site (225 feet).

b. What is the steepest slope on the site (approximate percent slope)?

Less than 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

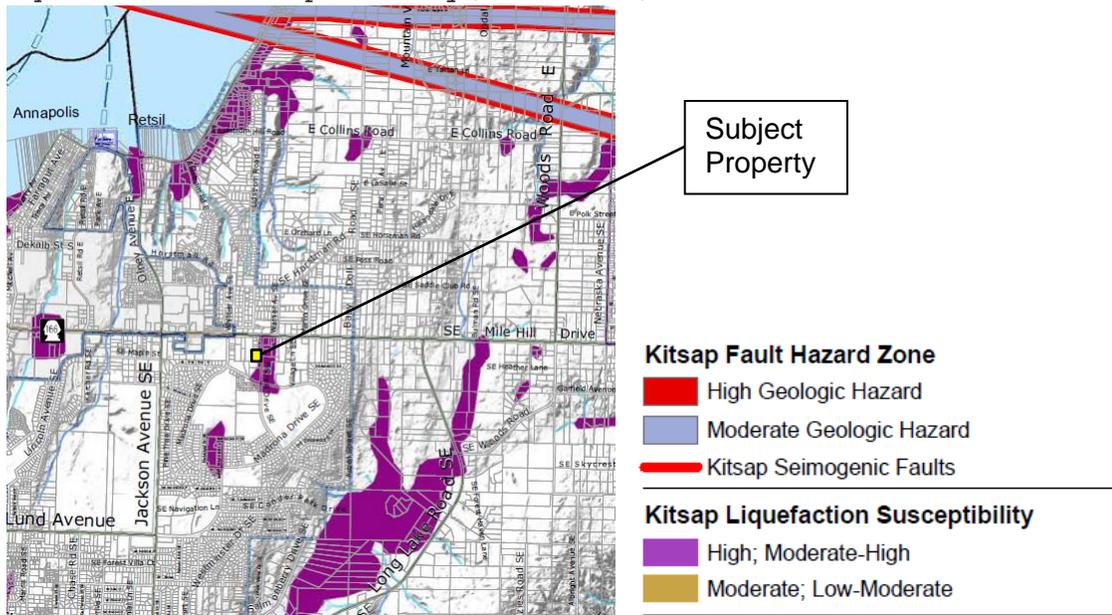
The soils on the site are Neilton - Gravelly Loam to very Gravelly Loam to a depth of approximately five feet. Most of the site is paved or covered with a structure.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No surface indications; however,

[Kitsap County Seismic Hazards Map dated February 23, 2017](#)

identifies a fault line approximately 1.5 miles north of the site. Part of the site is within an area of high, moderate-high liquefaction susceptibility (see below).



e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable to this non-project proposal. To be determined on a project specific basis.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable to this non-project proposal. To be determined on a project specific basis.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Both the Urban High Residential and Commercial zoning designations allow for 85% impervious surface coverage. Future impervious surface coverage will be determined through a land use permit or building permit application process. A majority of the existing site is developed with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

2. **Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Both Urban High Residential and Commercial zones are high intensity land uses. Generally, commercial uses generate more traffic than residential uses; however, the small site size would result in a negligible increase of emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The fire station and training facility south of the site may periodically have emissions and odors from fire engines and the burning of structures or vehicles for training purposes. Future project specific proposals should take this into consideration.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Future redevelopment or development in the existing or proposed zoning must comply with Kitsap County code. The Kitsap County code will include or propose measures to reduce impacts to air as part of a proposed use.

3. **Water** [\[help\]](#)

- a. **Surface Water:** [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is within the Karcher Watershed. No surface water bodies or wetlands are present on-site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable. The site is not in the vicinity of surface water bodies or wetlands.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable. The site is not in the vicinity of surface water bodies or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable to this non-project proposal. To be determined on an individual project basis. A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant indicates that discharge of waste materials does not occur on the site.

A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address surface water withdrawals or diversions.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The site is served by public water. Future development will not withdraw water from a well.

A Site Development Activity Permit (SDAP) is required for redevelopment or development of the site regardless of the zoning designation and would address water discharge.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The existing land use is served by a septic system. A public sewer line connection is available and located immediately adjacent to the project site. Future development or expansion of an existing use may require a connection to the available sewer line. Kitsap County Code 13.12.020 "A proposal to develop, redevelop, or substantially remodel a structure that ... will be situated within two hundred feet of an existing public sewer main that has adequate capacity to serve shall connect."

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant indicates that discharge of waste materials does not occur on the site. Additional filtration systems may be required if an expansion of the existing use occurs.

Future development different from the existing use is required to connect with the West Sound Utility District (WSUD) sewer line. Discharge of any materials would be subject to the requirements and regulations governing the WSUD agreed upon disposal methods.

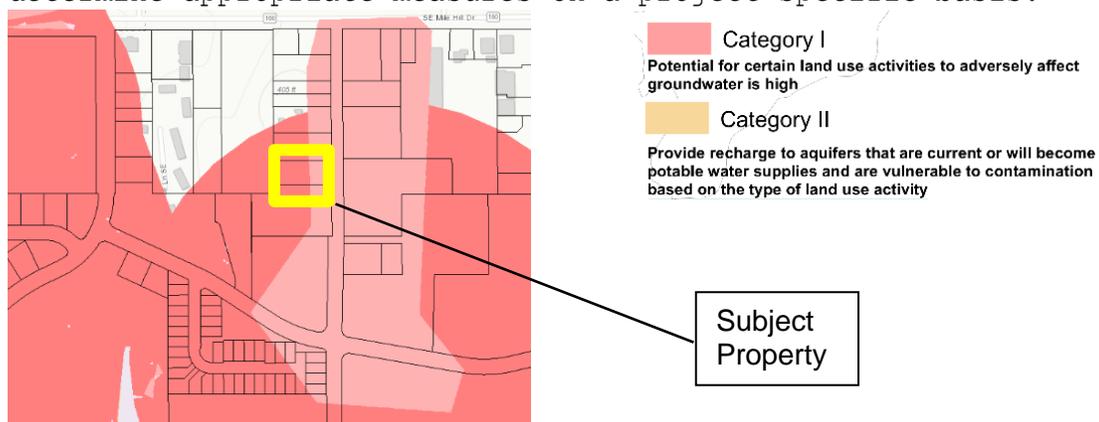
c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Most of the site is currently impervious surface. Redevelopment or development within existing or proposed zoning will require a Site Development Activity Permit (SDAP) which will determine appropriate measures on a project specific basis. Storm water collection and disposal will be subject to the requirements in Kitsap County Code.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The existing use is largely comprised of impervious surface. [Kitsap County Critical Aquifer Recharge Area map](#) identifies the site as part of a Category 2 aquifer recharge area. Redevelopment or development within existing or proposed zoning will require a Site Development Activity Permit (SDAP) which will determine appropriate measures on a project specific basis.



- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable to this non-project proposal. To be determined on an individual project basis.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

Future site improvements may require the construction of storm water runoff controls.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project proposal. To be determined on an individual project basis.

A majority of the site is developed with impervious surface. Any future vegetation removal would be minimal.

- c. List threatened and endangered species known to be on or near the site.

None have been observed.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

- e. List all noxious weeds and invasive species known to be on or near the site.

Noxious weeds and invasive plant species have been removed from the site.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds:

- hawk, heron, eagle, songbirds, other:

Mammals:

- deer, bear, elk, beaver, other:

Fish:

bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

The Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches. As previously indicated the site does not include, nor is near, surface water bodies or wetlands.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

- e. List any invasive animal species known to be on or near the site.

None have been observed.

6. Energy and natural resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The existing business uses electricity for lights and natural gas for heating. Energy needs for site redevelopment or development would comply with Kitsap County code.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

A rezone from Urban High Residential to Commercial would reduce the base allowable height from 55 feet to 35 feet. An increased maximum height allowance to 65 feet is possible in both zones subject to compatibility with adjacent uses and a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. Due to the requirement for compatibility with adjacent uses, the potential height increase is not likely to impact potential solar use.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

7. Environmental health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable to this non-project proposal. To be determined on an individual project basis.

The business occupying the site is a roofing company. According to OSHA the following substances may be present as a result of

roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. Waste products are not stored on site, they are disposed of at the County landfill.

1) Describe any known or possible contamination at the site from present or past uses.

No known incidents of contamination have occurred on the site.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no such facilities or conditions currently on the site nor are any such facilities proposed.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant states that no such chemicals are currently stored or used on site.

A commercial designation allows for automobile repair uses, transportation terminals, food production, brewery, or distillery, fuel distribution, and light manufacturing and fabrication. These selected uses, if developed in the new commercial designation, may introduce hazardous chemicals during construction or operation. All use or storage would be required to comply with any applicable regulations.

4) Describe special emergency services that might be required.

Not applicable to this non-project proposal. To be determined on an individual project basis.

5) Proposed measures to reduce or control environmental health hazards, if any:

Oil socks are currently installed in floor drains. Chemicals associated with operation and maintenance of a roofing business and its equipment may require future measures to reduce environmental health hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic on Fircrest Drive SE is an existing noise source. The site is also immediately adjacent to a fire station with a training facility. The fire training facility includes 1) an overturned vehicle whereby tools are used to cut metal; and 2) a burning tower used for fire extinguishing activities. The resulting noise is similar to the use of heavy machinery. These noises are compatible with noises from existing use of the site as a contractor storage yard. The permitted mixed use project

west of the site will likely produce noises consistent medium to high density residential development.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable to this non-project proposal. To be determined on an individual project basis.

Noises that result from the existing use have not been measured. Most of the existing noise is from small and large vehicles moving within the site.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

8. Land and shoreline use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a roofing company business. Existing structures and uses include storage buildings, outdoor storage racks and materials, truck and vehicle parking, garages for vehicle maintenance, administrative offices above the maintenance garages, and a single-family residence. Retail offices for the business are located off-site. The existing use is classified as industrial categorical use 512 'Contractor's storage yard'.

Surrounding land uses include four single family homes on four parcels north of the site. An apartment complex is located directly across Fircrest drive to the east. Immediately south of the site are a fire station and training facility as well as a communications tower that were conditionally approved.

A mixed-use development project was approved immediately west and north of the site. According to the approved site plans, high density residential structures will be constructed immediately west of the site. A 9,700 square foot commercial mixed-use structure (retail and coffee shop) will be constructed approximately 250 feet north of the project site. The mixed-use development will provide access from Mile Hill Drive and Fircrest Drive.

Within a larger context, the site is centrally located on a road that connects to a major arterial road fronted by commercial zoning north of the site and a golf course and public facilities to the south that includes a large school complex with an elementary, special education, and a junior high school. Approximately 1,000 feet of 1,200 feet on the west side of Fircrest Drive is currently or permitted non-residential uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. This is an urban site and there are no such areas close to the site.

- c. Describe any structures on the site.

There are two metal clad and roofed warehouse buildings and one single-family house.

- d. Will any structures be demolished? If so, what?

Not applicable to this non-project proposal. To be determined on an individual project basis.

- e. What is the current zoning classification of the site?

Urban High Residential (19-30 dwelling units per acre).

- f. What is the current comprehensive plan designation of the site?

Urban High Density Residential.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No. Critical area maps indicate the possibility of moderate slopes on the eastern portion of the property. A site visit verified that the terrain is sloped less than 5% across the site.

- i. Approximately how many people would reside or work in the completed project?

Not applicable to this non-project proposal. To be determined on an individual project basis.

The existing use includes one part time resident in the single family home. The use is similar to an on-site property manager for a business. Approximately 6 - 7 employees are on the site at any one time.

- j. Approximately how many people would the completed project displace?

Redevelopment or development of the site may displace one resident.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable, site is not located near agricultural or forest lands.

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The site currently houses one individual. All development projects in the Urban High Residential zone must include a residential component, which is required to meet minimum density of 19 dwelling units per acre. For the 1.02 acre site, 19.38 rounded down to 19 dwelling units would be required if a project is proposed within the existing Urban High Residential zone. 10.2 rounded down to 10 dwelling units would be required if redeveloped as a residential project within the proposed commercial zone. No minimum density is required for mixed use projects. Therefore, a zone change to commercial may reduce the number of dwelling units required from 19 to 0. The percentage of high, middle, or low-income housing would be determined on an individual project basis.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

A zone change to Commercial will reduce the required number of dwelling units required for future development by 19. The percentage of high, middle, or low-income housing would be determined on an individual project basis.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

Kitsap County policies encourage mixed use development in high intensity commercial areas. Further encouragement during project application phases for mixed use development may mitigate some or all of the housing impacts. A commercial designation allows for a mixed use development project that may include a commercial component and achieve the highest residential density allowed by either Urban High Residential or Commercial zones at 30 dwelling units per acre.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable to this non-project proposal. To be determined on an individual project basis.

Existing buildings are metal clad and metal roofed buildings at 22 feet in height. A rezone from Urban High Residential to Commercial would reduce the base allowable height from 55 feet to 35 feet for future development. An increased maximum height allowance to 65 feet is possible in both zones subject to compatibility with adjacent uses and a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable to this non-project proposal. To be determined on an individual project basis.

Views from a neighboring apartment complex to the east and permitted uses to the west may be obstructed by future development; however, the base allowable height is reduced if a rezone to commercial is approved. Potential maximum height remains the same, 65 feet. Landscaping requirements for specific developments may impact views and would be considered during the project specific SEPA checklist.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

11. Light and glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior building lights and security lights exist on the site and are visible at night. Future development will comply with Kitsap County Code regarding light and glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable to this non-project proposal. Redevelopment or development of the site within the existing or proposed zone may introduce a structure and landscaping with lighting or glare that interferes with views from immediately adjacent neighbors.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable to this non-project proposal. To be determined on an individual project basis. There are exterior lights and security lights illuminating Fire District No. 7s facility that may affect future development of the site.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis. Future development will comply with Kitsap County Code regarding light and glare.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The closest recreational facility is the Village Green Golf Course approximately 0.5 miles to the east and the Parkwood Community facility and pool approximately 0.5 miles south of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The remaining single family residence was built in the early 1950s; however, the structure is not known to be a historic structure or of cultural significance.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No such artifacts are known to exist on or near the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable to this non-project proposal. To be determined on an individual project basis.

If future excavation of the site reveals an artifact of noteworthy historical significance then state agencies will evaluate the impact.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Since there is nothing of historical significance on site, no proposed measures are needed. If future excavation of the site reveals an artifact of noteworthy historical significance then state agencies will evaluate the impact.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Most traffic accessing the site travel on SE Mile Hill Drive, an urban collector/arterial road (approximately 500 feet north of the site), and south on Fircrest Drive SE, an urban local street that directly serves the site. Madrona Drive SE, an urban local road (approximately 500 feet south of the site), serves as a secondary access road to Fircrest Drive SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The closest stop is at the intersection of Madrona Drive and Fircrest Drive approximately 550 feet south of the site. A secondary transit stop is approximately a 0.5 mile walk in the South Park Village Shopping Center east of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There are currently 24 - 30 parked vehicles on site. No formal spaces have been marked. The number of spaces provided for future development will be determined on a project specific basis and comply with Kitsap County Code.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable to this non-project proposal. To be determined on an individual project basis.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable to this non-project proposal. To be determined on an individual project basis.

Average daily trips are calculated by identifying an expected number of vehicle trips for a given use. The existing use results in an approximately 25-30 average daily trips according to the applicant. A majority of those trips occur during peak hours.

Development of the 1.02 acre site within the existing Urban High Residential zone would include 19 - 31 units. According to the Trip Generation Manual a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project comparable in size to that permitted north of the site, at 9,700 s.f. which is less than 25% of the site, could result in 424 ADT up to 1,233 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable to this non-project proposal. To be determined on an individual project basis.

15. **Public services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable to this non-project proposal. To be determined on an individual project basis.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable to this non-project proposal. To be determined on an individual project basis.

16. **Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity natural gas water refuse service
 telephone sanitary sewer septic system other

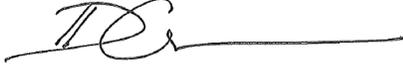
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable to this non-project proposal. To be determined on an individual project basis.

Future development may include a new connection to an existing sewer line under Fircrest Drive. Connection to Kitsap County stormwater facilities may be required with future re-development proposals or expansion of the existing use. All other utilities currently exist on the site.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date: July 5, 2018

Name of signee: Darren Gurnee

Position and Agency/Organization: Planner, Kitsap County
Department of Community Development

Date Submitted: July 5, 2018

D. Supplemental sheet for non-project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Future development would require completion of a separate SEPA checklist and address these issues.

According to OSHA the following substances may be present as a result of roofing business operations and/or maintenance of equipment: asbestos, lead, silica, solvents, and petrochemicals. The applicant indicates that discharge of waste materials does not occur on the site. Additional filtration systems may be required if an expansion of the existing use occurs.

Future development different from the existing use is required to connect with the West Sound Utility District (WSUD) sewer line. Discharge of any materials would be subject to the requirements and regulations governing the WSUD agreed upon disposal methods.

Noise production would not likely exceed the levels produced by the existing use.

Proposed measures to avoid or reduce such increases are:

The site is located in a census urbanized area and exceeds the thresholds that trigger the requirement for a Site Development Activity Permit (SDAP). A SDAP would address each of the actions listed in the question above.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

There is no marine environment. The site was cleared in the early 1960s to create paved parking and driveway areas. Then existing trees, shrubs and ground cover were removed except for a few trees and shrubs around the houses. No fish or marine life exist on the site. The whole site is developed with impervious surfaces and fenced on all sides. Future development is unlikely to create additional impacts to wildlife.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Since the site is entirely developed there is no proposal to try to protect or conserve existing trees, shrubs or ground cover. In the event a tree can be preserved it will be left in place

providing it poses no danger to people or vehicles parked on or using the site.

3. How would the proposal be likely to deplete energy or natural resources?

A rezone to commercial will likely increase energy usage as a result of daily business operations.

Proposed measures to protect or conserve energy and natural resources are:

Expansion of the existing use or development of new uses in either the existing or proposed zone would comply with Kitsap County code requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The site is not located in or near an area designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains or prime farmland within the expanded rezone area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is not located close to a shoreline; therefore, a rezone to commercial would not adversely affect on shoreline uses.

The current use of the site is a roofing company business. Existing structures and uses include two warehouse buildings, metal racks for roofing materials, gravel areas for vehicle storage, and one single family residence. Retail offices for the business are located off-site. The existing use is classified as industrial categorical use 512 'Contractor's storage yard'.

Surrounding land uses include four single family homes on four parcels north of the site. An apartment complex is located directly across Fircrest drive to the east. Immediately south of the site are a fire station and training facility communications tower that were conditionally approved.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Future development may be permitted outright, may be subject to an administrative conditional use permit, or may be subject to a hearing examiner conditional use permit. Conditions may be required to increase compatibility with surrounding uses and would be determined on a project specific basis.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Development of the 1.02 acre site within the existing Urban High Residential zone would include 19 - 31 units. According to the Trip Generation Manual a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project comparable in size to that permitted north of the site, at 9,700 s.f. which is less than 25% of the site, could result in 424 ADT up to 1,233 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

Proposed measures to reduce or respond to such demand(s) are:

Future development may be permitted outright, subject to an administrative conditional use permit, or subject to a hearing examiner conditional use permit. Conditions may be required to increase compatibility with surrounding uses. Impacts to transportation and public services and mitigation of those impacts would be determined on a project specific basis.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This zone change would not conflict with requirements for the protection of the environment.

RESOLUTION NO 217-2017

A RESOLUTION ESTABLISHING EXCHANGE RATES FOR TRANSFER OF DEVELOPMENT RIGHTS

WHEREAS, Kitsap County adopted a transfer of development rights program as part of its 2006 10-Year Comprehensive Plan Update; and

WHEREAS, this program established sending and receiving rights and ratios for development rights in unincorporated Kitsap County; and

WHEREAS, this program was approved as a reasonable measure intended to preserve rural areas while focusing growth in Kitsap County Urban Growth Areas; and

WHEREAS, to improve the functionality of the program and to focus rural preservation efforts, the program was updated in the 2016 Comprehensive Plan update; and

WHEREAS, this update requires Kitsap County to approve exchange rates for the transfer of development rights; and

WHEREAS, such approval shall come in the form of an approved Board of Commissioners' resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Kitsap County Board of Commissioner establishes the following exchange rates for transfer of development rights within unincorporated Kitsap County consistent with Chapter 17.580 Kitsap County Code as shown on Exhibit A.

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Exhibit A: Exchange Rates for Transfer of Development Rights

Sending sites.

To receive certificate(s) for any development rights, all sending sites must meet the requirements of chapter 17.580 Kitsap County Code ("KCC"). Development rights must be certified under KCC 17.580.090 prior to their transfer.

Table 1a. Calculating sending site ratios establishes the development right ratios for specific sending sites in Kitsap County's rural areas. The specific site types include:

- A. Properties within Farming Areas as delineated on the adopted Kitsap County Strategic Agricultural Plan: Appendix E, which includes the following four maps:
 - a. North Kitsap;
 - b. Central Kitsap;
 - c. West Kitsap; and
 - d. South Kitsap;
- B. Open Space Acquisition Areas/properties within the Rural Wooded Zone as established in Chapter 17.120 Kitsap County Code;
- C. Properties of sizes that do not conform to the minimum lot size of their zone; and
- D. Other rural properties located outside of urban growth areas or within limited areas of more intense rural development ("other rural areas").

Receiving Areas.

Rezoning:

When required, applications for rezoning must include one (1) development right per acre of land included in the application. For this calculation, the acreage of the rezoning submittal shall be rounded up to the nearest acre (e.g. 1.1 acres would be calculated as 2 acres).

Comprehensive Plan Designation Amendments:

In accordance with Section 17.580.080 Kitsap County Code, development rights purchased for a site-specific amendment may also count towards any future rezoning request within the new designation.

When required, requests for amendments to Comprehensive Plan designations within urban growth areas must acquire a development right(s). The ratios of development rights required are based on the current comprehensive plan designation as compared to the designation requested. For this calculation, the acreage of the rezoning submittal shall be rounded up to the nearest acre (e.g. 1.1 acres would be calculated as 2 acres).

(See Table 1b. Development Rights Required for Comprehensive Plan Designation Amendments)

Table 1a. Calculating Sending Site Ratios

Sending Site Type	Development Potential (# dwelling units)	Development Rights Allowed for Transfer (credits)
Farming Areas	1	4
Open Space Acquisitions Areas	1	4
Properties smaller than the minimum lot size for their zone	1	3
Other Rural Areas	1	1

Table 1b. Development Rights Required for Comprehensive Plan Designation Amendments

		TO					
		Urban Low – Density Residential (per acre)	Urban Medium-Density Residential (per acre)	Urban High-Density Residential (per acre)	Urban Low Intensity Commercial (per acre)	Urban High Intensity Commercial (per acre)	Urban Industrial (per acre)
FROM	Urban Low Density Residential (per acre)	0	1	2	2	3	2
	Urban Medium Density Residential (per acre)	0	0	1	2	3	2
	Urban High Density Residential (per acre)	0	0	0	1	2	1
	Urban Low Intensity Commercial (per acre)	0	0	0	0	2	1
	Urban High Intensity Commercial (per acre)	0	0	0	0	0	0
	Urban Industrial (per acre)	0	0	1	1	2	0

DATED this 27th day of November, 2017.

BOARD OF COUNTY COMMISSIONERS

KITSAP COUNTY, WASHINGTON



Charlotte Garrido

CHARLOTTE GARRIDO, Chair

Robert Gelder

ROBERT GELDER, Commissioner

E. Wolfe

EDWARD E. WOLFE, Commissioner

ATTEST:

Dana Daniels

Dana Daniels, Clerk of the Board

Unofficial Copy



CITY OF PORT ORCHARD

Development Director

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planning@cityofportorchard.us

www.cityofportorchard.us

June 26, 2018

Kitsap County DCD
Attn: Darren Gurnee
619 Division Street
Port Orchard, WA 98366

Re: Comprehensive Plan Amendment 18-00528 – Hanley Map Amendment

Dear Kitsap County Planning Commission,

Thank you for the opportunity to comment on the proposed Hanley Property LLC Comprehensive Plan Amendment 18-00528. The City Council would like to offer the following comments on this proposed amendment:

The proposed land use change for 3 properties from Urban High Residential to Urban High Commercial appears as if it would create an island of commercial property surrounded by residential property. If zoning is to be changed from residential to commercial, the change should be area wide and result in regular boundaries rather than the current piecemeal rezone proposal.

The City would also like to express concern about the current use of this property relative to the zoning sought. It appears that the current use of the property as a construction and equipment yard and office is non-conforming to both the current and proposed zones. Rezones should be considered based on how the County feels property should be used in the future. If an existing use is a legal nonconforming use, it may remain in its current location but should not be expanded. If the County feels that the use should be expanded, then appropriate zoning should be provided, in this case Industrial (IND). However, the decision to rezone should consider not just the expansion of the current nonconforming use, but all possible uses that could be permitted under the new designation. In this case, Industrial (IND) zoning and many of the heavy industrial uses that could be permitted under that zoning designation would be incompatible with the established residential uses near this site.

On June 26, 2018, the Port Orchard City Council directed me to withdraw the comments provided in the City's June 13, 2018 letter, and to restate their opposition to the proposed rezone for the reasons indicated above. However, were the County to create a light industrial zone to allow low impact industrial uses that would be more compatible with the surrounding residential areas, the City could support an area wide rezone to light industrial with regular boundaries, rather than a site-specific rezone only involving a few parcels.

Please note that Councilmember Scott Diener was not present at the June 26, 2018 meeting.

Please feel free to contact my office should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'NB', with a long horizontal flourish extending to the right.

Nicholas Bond, AICP
City Development Director

Comparison of Allowed Uses

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban High Density Residential)
Residential Uses			
100	Accessory dwelling units	--	--
102	Accessory living quarters	--	--
104	Accessory use or structure	P	P
106	Adult family home	ACUP \ P	ACUP / P
108	Bed and breakfast house or vacation rental	--	--
109	Boarding house	P	P
110	Caretaker's dwelling	ACUP	--
112	Convalescent home or congregate care facility	ACUP	ACUP
114	Cottage housing developments	--	--
116	Dwelling, duplex	--	--
118	Dwelling, existing	P	P
120	Dwelling, multifamily	ACUP	P
122	Dwelling, single-family attached	ACUP	ACUP
124	Dwelling, single-family detached (includes manufactured homes)	--	P
126	Guest house	--	--
128	Home business	--	ACUP
130	Hotel/motel	P	ACUP
132	Mobile homes	--	--
134	Residential care facility	ACUP	P
Commercial/Business Uses			
200	Accessory use or structure	P	P
202	Adult entertainment	C	--
204	Ambulance service	P	--
206	Auction house	P	--
208	Auto parts and accessory stores	P	--
210	Automobile rentals	P	--
212	Automobile repair and car washes	P	--
214	Automobile service station	P	--
216	Automobile, recreational vehicle or boat sales	ACUP	--
218	Nonmotorized recreation rentals	P	ACUP
220	Boat/marine supply stores	P	--

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban High Density Residential)
222	Brew pubs	P	--
224	Clinic, medical	P	ACUP (37)
226	Conference center	P	--
228	Custom art and craft stores	P	--
230	Day-care center	P	ACUP (37)
232	Day-care center, family	P	ACUP (37)
234	Drinking establishments	C	--
236	Engineering and construction offices	P	--
238	Espresso stands	P	P (37)
240	Equipment rentals	P	--
242	Farm and garden equipment and sales	P	--
244	Financial, banking, mortgage and title institutions	P	--
245	Fitness center	P	ACUP (37)
246	General office and management services – less than 4,000 s.f.	P	ACUP (37)
248	General office and management services – 4,000 to 9,999 s.f.	P	ACUP (37)
250	General office and management services – 10,000 s.f. or greater	P	ACUP (37)
252	General retail merchandise stores – less than 4,000 s.f.	P	ACUP (37)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	P	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	P	--
260	General retail merchandise stores – 25,000 s.f. or greater	ACUP	--
262	Kennels or pet day-cares	C	--
264	Kennels, hobby	--	--
266	Laundromats and laundry services	P	ACUP (37)
268	Lumber and bulky building material sales	ACUP	--
270	Mobile home sales	ACUP	--
272	Nursery, retail	P	--
274	Nursery, wholesale	P	--
276	Off-street private parking facilities	P	--

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban High Density Residential)
278	Personal services – skin care, massage, manicures, hairdresser/barber	P	ACUP (37)
280	Pet shop – retail and grooming	P	ACUP (37)
282	Research laboratory	--	--
284	Restaurants	P	ACUP (37)
286	Restaurants, high-turnover	P	--
288	Recreational vehicle rental	ACUP	--
290	Temporary offices and model homes	--	P
292	Tourism facilities, including outfitter and guide facilities	P	--
294	Tourism facilities, including seaplane and tour boat terminals	ACUP	--
296	Transportation terminals	ACUP	--
298	Veterinary clinics/animal hospitals	P	C (37)
Recreational/Cultural Uses			
300	Accessory use or structure	P	P
302	Amusement centers	ACUP	--
304	Carnival or circus	ACUP	--
306	Club, civic or social	P	ACUP
308	Golf courses	ACUP	ACUP
310	Marinas	ACUP	C
312	Movie/performance theaters, indoor	P	--
314	Movie/performance theaters, outdoor	C	ACUP (37)
316	Museum, galleries, aquarium, historic or cultural exhibits	P	ACUP (37)
318	Parks and open space	P	P
320	Race track, major	C	--
322	Race track, minor	--	--
324	Recreational facilities, private	ACUP	ACUP
326	Recreational facilities, public	ACUP	ACUP
328	Recreational vehicle camping parks	C	--
330	Zoo	C	--
Institutional Uses			
400	Accessory use or structure	P	P
402	Government/public structures	ACUP	ACUP
404	Hospital	ACUP	C
406	Places of worship	ACUP	ACUP
408	Private or public schools	ACUP	C

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban High Density Residential)
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots	ACUP	ACUP
Industrial Uses			
500	Accessory use or structure	P	P
502	Air pilot training schools	P	--
504	Assembly and packaging operations	C	--
506	Boat yard	ACUP	--
508	Cemeteries, mortuaries, and crematoriums	ACUP	C
510	Cold storage facilities	--	--
512	Contractor's storage yard	--	--
514	Food production, brewery or distillery	C	--
516	Fuel distributors	C	--
518	Helicopter pads	C	--
520	Manufacturing and fabrication, light	C	--
522	Manufacturing and fabrication, medium	--	--
524	Manufacturing and fabrication, heavy	--	--
526	Manufacturing and fabrication, hazardous	--	--
528	Recycling centers	--	--
530	Rock crushing	--	--
532	Slaughterhouse or animal processing	--	--
534	Storage, hazardous materials	--	--
536	Storage, indoor	C	--
538	Storage, outdoor	--	--
540	Storage, self-service	ACUP	C (37)
542	Storage, vehicle and equipment	ACUP	--
544	Top soil production, stump grinding	--	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.	--	--

Categorical Use		Proposed Zone (Commercial)	Current Zone (Urban High Density Residential)
550	Warehousing and distribution	--	--
552	Wrecking yards and junk yards	--	--
Resource Land Uses			
600	Accessory use or structure	P	P
602	Aggregate extractions sites	--	--
606	Aquaculture practices	C	C
608	Forestry	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--
17.410.050 Footnotes for zoning use tables.			
A. Where noted on the preceding use tables, the following additional restrictions apply:			
37. The overall project shall include a residential component. A mixed use project shall be required to meet the minimum density for the zone in which it is located.			