

**FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS
 OF THE KITSAP COUNTY PLANNING COMMISSION,
 TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT,
 REGARDING THE PROPOSED AMENDMENTS TO
 KITSAP COUNTY COMPREHENSIVE PLAN, CAPITAL FACILITIES PLAN, KITSAP COUNTY CODE
 TITLES 16 “LAND DIVISION AND DEVELOPMENT”, 17 “ZONING”, AND 18 “ENVIRONMENT”**

General Background. The Kitsap County Planning Commission makes general findings as follows:

1. The Washington State Growth Management Act (GMA) requires Kitsap County to periodically review and revise its comprehensive plan and development regulations. In accordance with RCW 36.70A.130, Kitsap County’s deadline to complete the update is December 31, 2024.
2. The GMA, RCW 36.70A.130, mandates that Kitsap County’s Comprehensive Plan (Plan) and corresponding development regulations, including the Zoning Code and Map, be subject to continuing review and evaluation.
3. Kitsap County’s last periodic update to the Comprehensive Plan was completed in 2016.
4. The GMA also requires Kitsap County to review urban growth areas (UGAs) per RCW 36.70A.130(3). UGAs must be able to accommodate urban growth projected for population, employment, and housing for the 20-year planning period, which extends through the year 2044.
5. Kitsap County Code 21.08.100 establishes procedures for Planning Commission review of the County's comprehensive plans, development regulations, and amendments thereto.

Procedural history. The Kitsap County Planning Commission makes general procedural findings as follows:

6. **General Public Participation and Outreach.** Consistent with the Growth Management Act, the County held numerous opportunities for public participation throughout the update process. The County kept a record of these public engagement opportunities along with their dates. Outreach can be generally summarized as follows:
 - a. **Open Houses and Workshops:** Between 2022 and 2024, The County held a series of virtual and in-person open houses and workshops throughout the update process. The virtual meetings either covered individual topics or the Comprehensive Plan holistically, and included a presentation followed by break-out rooms, where participants could ask questions of staff. In person open houses were held in the Commissioner Chambers at 619 Division Street, and provided presentations as well as numerous poster boards and maps

- 1 where attendees could engage with staff. Feedback was summarized and
- 2 documented on the project website.
- 3 b. **Community Consultations and Stakeholder Engagement.** Between 2022 and
- 4 2024, staff convened various meetings or outreach with stakeholder groups to
- 5 describe and gain input on the Plan update. The groups included but were not
- 6 limited to Citizen Advisory Committees, Cities (Bainbridge Island, Bremerton,
- 7 Port Orchard and Poulsbo), the development industry (Kitsap Builders
- 8 Association, Department of Community Development Advisory Group), Kitsap
- 9 County Association of Realtors, Tribes, Silverdale Seniors, Kitsap Economic
- 10 Development Alliance, Illahee and Keyport Community Groups, Kitsap Transit,
- 11 Kitsap Environmental Coalition, Kitsap ERACE, and Students at Olympic
- 12 College.
- 13 c. **Events.** Kitsap County attended various events to engage people on the
- 14 Comprehensive Plan update, such as Discover Kingston, Kitsap Home and
- 15 Garden Show, and the Manchester Open House.
- 16 d. **Community Advisory Council (CAC) meetings.** Throughout the update
- 17 process, the County provided updates and presentations to the Manchester
- 18 Community Advisory Council (MCAC), Central Kitsap Community Council
- 19 (CKCC), Suquamish Community Advisory Council (SCAC) and Kingston
- 20 Community Advisory Council (KCAC).
- 21 e. **Tribal Coordination Meetings.** Throughout the Comprehensive Plan update
- 22 process, County staff held regular bi-weekly coordination meetings with Tribal
- 23 staff from Tribal governments with usual and accustomed areas within Kitsap
- 24 County (Suquamish, Port Gamble S'Klallam, Skokomish, Squaxin Island,
- 25 Puyallup).
- 26 f. **Internal Review Team.** To ensure internal consistency, the County convened an
- 27 Internal Review Team comprised of various departments and service providers
- 28 within the County, including but not limited to, Public Works, water and sewer
- 29 providers, Public Health, Department of Emergency Management, and Parks.
- 30 This group met at key milestones in the update process and provided feedback
- 31 and edits on draft documents.
- 32 g. **Project Notifications.** Meetings, events, and public comment periods were
- 33 noticed through the electronic GovDelivery system, sent to key agencies and
- 34 interested parties through the "constant contact" system, posted on the project
- 35 webpage, and posted using social media. Proper noticing procedures were
- 36 followed for all public hearings and release of the draft and final environmental
- 37 impact statement, including posting in the Kitsap Sun Newspaper, or sending to
- 38 the Ecology SEPA register.
- 39 h. **Postcards.** In March of 2024, a postcard was sent to households within urban
- 40 growth areas, informing about the Plan update process and directing individuals
- 41 to the Plan webpage. Approximately 30,000 postcards were sent.
- 42 i. **Project webpage.** Kitsap County created a dedicated webpage for the
- 43 Comprehensive Plan update: [Comprehensive Plan Update \(kitsap.gov\)](https://www.kitsap.gov/comprehensive-plan-update). The
- 44 webpage provided an opportunity for the public to stay current with emerging

- 1 issues and events related to the Plan update, as well as provide comments, sign
2 up for notifications, and review all draft documents and maps related to the
3 update.
- 4 **j. Planning Commission Briefings and Work Sessions.** The Planning
5 Commission conducted regular information sharing and work study sessions
6 throughout the Plan update process. All sessions were open to the public. These
7 briefings and work sessions were held during major milestones of the project,
8 and general occurred in relationship to (1) initial project kick off, scoping, and
9 direction, (2) review of the preliminary alternatives, draft code, and selection of
10 a preferred alternative, and (3) review of final draft documents and adoption.
- 11 **k. Board of Commissioners Briefings and Work Sessions.** The Board of County
12 Commissioners conducted regular information sharing and work study sessions
13 throughout the Plan update process. All sessions were open to the public. These
14 briefings and work sessions were held during major milestones of the project,
15 and general occurred in relationship to (1) initial project kick off, scoping, and
16 direction, (2) review of the preliminary alternatives, draft code, and selection of
17 a preferred alternative, and (3) review of final draft documents and adoption.
- 18 7. **EIS scoping.** On November 8, 2022, Kitsap County issued public notice of a
19 Determination of Significance (DS) under the State Environmental Policy Act (SEPA).
20 The notice also requested comments on the scoping of the Environmental Impact
21 Statement (EIS), with comments due by December 8, 2022. Six comments were
22 received during the scoping period.
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- 24 8. **Growth Targets.** The Growth Management Act requires Kitsap County to review urban
25 growth areas (UGAs) to accommodate urban growth projected for population and
26 employment for the 20-year planning period, which extends through the year 2044. On
27 January 23, 2023, Kitsap County adopted growth targets for population and
28 employment through the year 2044, consistent with Countywide Planning Policies.
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- 30 9. **Housing Targets.** In addition to population and employment, The Growth Management
31 Act also requires Kitsap County to establish and accommodate housing targets for the
32 20-year planning period, which extends through the year 2044. These housing targets
33 must be established for different income bands. On March 11, 2024, Kitsap County
34 adopted housing targets consistent with Countywide Planning Policies.
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- 36 10. **Land Use Requests.** Kitsap County accepted requests for land use reclassifications.
37 The application was open to anyone who wished to apply, and 86 such requests were
38 received. In addition, 11 land use request proposals were initiated by the County. The
39 submission period lasted between June and August of 2022.
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- 41 11. **Preliminary Alternatives.** In Spring of 2023, the County developed three preliminary
42 land use alternatives (Alternative 1: No Action, Alternative 2: Focused Growth and
43 Alternative 3: Dispersed Growth). These alternatives reflected different major policy
44 initiatives, development regulations, and map changes.
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- 12. **DEIS Issued.** On December 15, 2023, a Draft Environmental Impact Statement (DEIS) was issued which studied and compared the three preliminary alternatives. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies, Tribes and interested parties. A public comment period was held on the DEIS between December 15, 2023 and February 26, 2024. DEIS comments and County responses to those comments were organized into a table and posted on the project website.
- 13. **Public Comment Period.** Following proper noticing, a public comment period was held for the draft Comprehensive Plan, draft Capital Facilities Plan, and draft Development Regulations between December 15, 2023 and April 8, 2024.
- 14. **Planning Commission Public Hearing.** On March 8, 2024, following timely and effective notice, the Planning Commission held a public hearing to consider the preliminary alternatives.
- 15. **Planning Commission Preferred Alternative.** On March 26, 2024, Planning Commission deliberated and made a recommendation on a single Preferred Alternative to the Board of County Commissioners.
- 16. **Board of Commissioners Public Hearing.** On April 8, 2024, following timely and effective notice, the Board of County Commissioners held a public hearing to consider the preliminary alternatives.
- 17. **Board of Commissioners Preferred Alternative.** On April 24, 2024, the Board of County Commissioners deliberated and provided direction on a single preferred alternative.
- 18. **FEIS Issued.** On August 30, 2024, the County issued a Final Environmental Impact Statement (FEIS). A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies, Tribes and interested parties.
- 19. **Department of Commerce Review.** On September 10, 2024, the County issued a 60-day Notice of Intent to Adopt to the Department of Commerce. A Commerce letter of acknowledgement of receipt was received on September 10, 2024.
- 20. **Final Public Comment period.** Following proper noticing, a public comment period was held for the final draft Comprehensive Plan, final draft Capital Facilities Plan, and final draft Development Regulations between August 30, 2024 through October 28, 2024. Comments received by September 24, 2024 were forwarded to the Planning Commission in advance of deliberations.
- 21. **Planning Commission Public Hearing.** On September 24, 2024, following timely and effective notice, the Planning Commission held a public hearing to consider the final draft Comprehensive Plan, Capital Facilities Plan and Development Regulations.

1 22. **Planning Commission Deliberations.** On October 1, 2024 and October 15, 2024, the
2 Planning Commission deliberated on the final draft Comprehensive Plan, Capital
3 Facilities Plan and Development Regulations.

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6 Substantive Findings and Conclusions Related to Comprehensive Plan and Capital Facilities
7 Plan. The Kitsap County Planning Commission makes the following substantive Findings and
8 Conclusions in respect to the Comprehensive Plan and Capital Facilities Plan:
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10 23. The proposed Comprehensive Plan, Comprehensive Plan Land Use Map, and
11 Capital Facilities Plan are consistent with the Washington State Growth
12 Management Act (GMA), including the fifteen statewide planning goals
13 contained therein and the State Environmental Policy Act (SEPA).

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15 24. The Comprehensive Plan update is consistent with PSRC’s Vision 2050 and the
16 Kitsap Countywide Planning Policies.

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18 25. The Comprehensive Plan update reflects local circumstances and bears a
19 substantial relationship to the public’s general health, safety, and welfare.

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21 26. Alterations to zoning and urban growth area boundaries were based on
22 consistency with the Comprehensive Plan’s goals, policies and strategies as
23 they applied to increased housing diversity, industrial employment
24 opportunities, urban service provision and future annexation strategies. The
25 proposed alterations foster changing local circumstances and incorporate new
26 state mandates while not creating isolated or incompatible land use
27 designations.

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29 Substantive Findings and Conclusions Related to the Development Regulations. The Kitsap
30 County Planning Commission makes the following substantive Findings and Conclusions in
31 respect to the Proposed Development Regulations:
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33 27. Kitsap County’s development regulations have been reviewed for consistency with the
34 updated Comprehensive Plan. Revisions to Title 16 KCC (Land Division and
35 Development) Title 17 KCC (Zoning), and Title 18 Environment are proposed and are
36 general consistency with the updated Plan.

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38 28. These regulations foster increased housing diversity, flexibility in site design, increased
39 urban densities and building heights and environmental sustainability.

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42 **NOW THEREFORE,** the Kitsap County Planning Commission recommends to the Department of
43 Community Development as follows:
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1 **RECOMMENDATION:**

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- 3 1. Approval of Comprehensive Plan draft dated August 30, 2024, as amended by the Planning
- 4 Commission shown in Attachment A.
- 5 2. Approval of the Capital Facilities Plan draft dated August 30, 2024, as amended by the
- 6 Planning Commission shown Attachment A.
- 7 3. Approval of amendments to Title 16- Land Division and Development, Title 17 – Zoning, and
- 8 Title 18 – Environment (C-PACER) drafts dated August 30, 2024, as amended by the Planning
- 9 Commission shown in Attachment A.

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11 **Attachments:**

- 12 **1. Attachment A: Planning Commission Deliberations Table and Recommendations Matrix**

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15 **Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting**

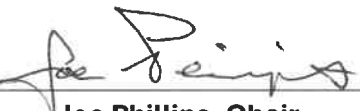
16 **thereof, held this 15th day of October, 2024.**

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By 
Joe Phillips, Chair

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