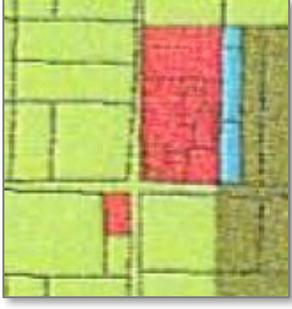
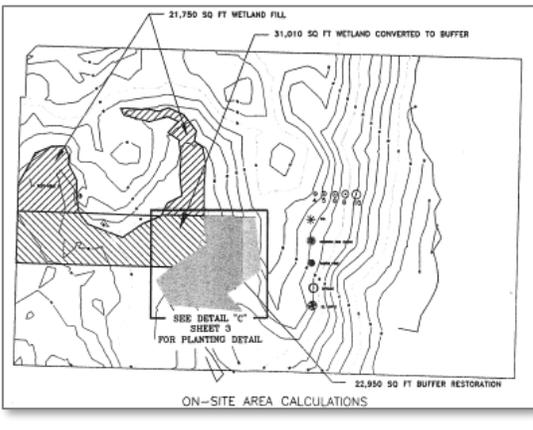
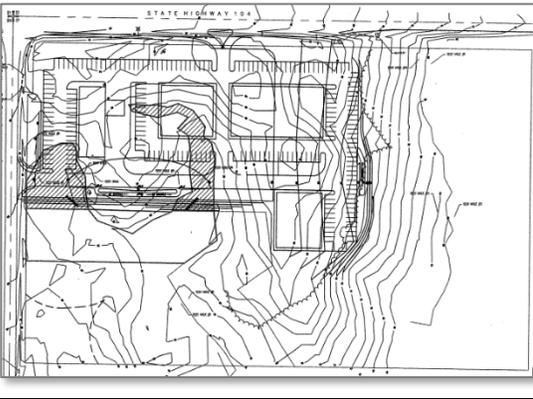
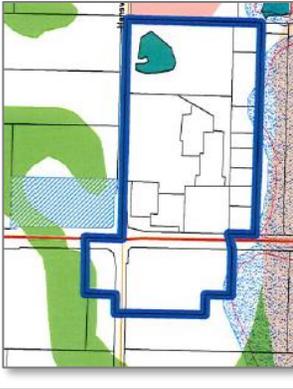
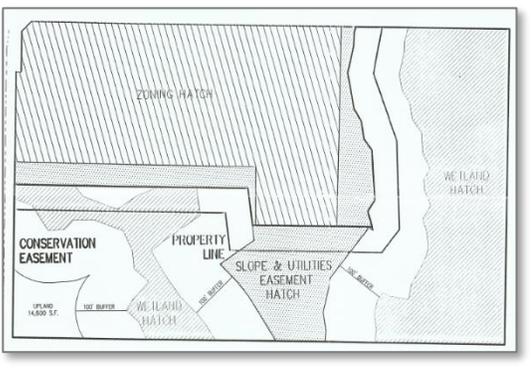
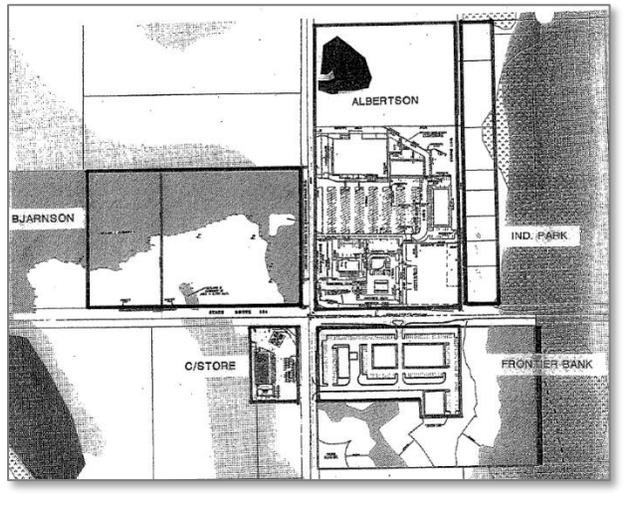


**Historical Summary of George's Corner LAMIRD Boundary at the SE Corner of SR-104 and Miller Bay Rd**

<p>5/7/1998</p>	<p>1998 Comp Plan Land Use Map with parcel boundaries and land use designations</p> <ul style="list-style-type: none"> <li>• SE corner property (parcel #272702-2-010-2006) boundary goes unchanged until final short plat #7278 (approved 11/9/2005)</li> <li>• Parcel is split into two designations/zones until 2002: Rural Residential (RR, in light green) &amp; Rural Protection (RP, in dark green)</li> </ul>	
<p>11/30/1998</p>	<p>Wetlands delineated on SE corner property (parcel #272702-2-010-2006) according to note on final short plat #7278 (approved 11/9/2005). Document not found in record, but an updated version likely submitted for 2003 SDAP Grading Permit #03-09195.</p>	
<p>2000</p>	<p>North Sound Bank and Frontier Bank merge (thereafter operating as Frontier Bank). Many maps in the LAMIRD process continue to label the property as owned by North Sound Bank. Report does not appear to be used in setting LAMIRD boundary.</p>	
<p>10/6/2001</p>	<p>Site-specific Comprehensive Plan amendment application (docket #010517-006) staff report recommending denial of request to redesignate 4 acres (of 13-acre parcel #272702-2-010-2006) from Rural Residential (RR) to Commercial/Neighborhood Commercial (C/NC).</p> <ul style="list-style-type: none"> <li>• Report references a wetland study that shows how development can occur on 4-acres with mitigation and minimal environmental degradation. This is likely the earlier version of the wetland reports approved under SDAP Grading Permit #03-09195</li> </ul>	
<p>6/10/2002</p>	<p>Ordinance 274-2002 amended Comprehensive Plan and Zoning Maps</p> <ul style="list-style-type: none"> <li>• Commercial/ Neighborhood Commercial (C/NC, in red) added to SE corner property (parcel #272702-2-010-2006) splitting the property into three designations/zones</li> <li>• The Board also directed staff to “conduct a planning study of this area to determine whether it should be a LAMIRD”</li> </ul>	
<p>2/17/2003</p>	<p>Wetland Analysis Report prepared for Frontier Bank regarding the SE corner property (parcel #272702-2-010-2006) submitted for 2003 SDAP Grading Permit #03-09195. Likely a revision of the 11/30/1998 report referenced on final short plat #7278. Report does not appear to be used in setting LAMIRD boundary.</p>	

<p>4/8/2003</p>	<p>Wetland Mitigation Plan prepared for Frontier Bank regarding the SE corner property (parcel #272702-2-010-2006) submitted for 2003 SDAP Grading Permit #03-09195</p>	
<p>5/13/2003</p>	<p>SDAP Grading Permit #03-09195 submitted (1<sup>st</sup> submittal) with preliminary site plan dated 4/17/03</p>	
<p>5/20/2003</p>	<p>Staff report regarding establishing LAMIRDs for George's Corner and Pioneer Way</p> <ul style="list-style-type: none"> <li>• Prepared in response to Ordinance 274-2002</li> <li>• Recommending creating a LAMIRD at George's Corner</li> <li>• Proposed a logical outer boundary (in blue)</li> </ul>	
<p>5/28/2003</p>	<p>Wetland delineation and mitigation plan (dated 4/8/2003) for SE corner property (parcel #272702-2-010-2006) reviewed and approved under 2003 SDAP Grading Permit #03-09195. Report does not appear to be used in setting LAMIRD boundary.</p>	
<p>6/10/2003</p>	<p>DCD comment letter regarding the first submittal for the 2003 SDAP Grading Permit #03-09195 (submitted 5/13/2003) includes the following:          "It appears that the Comprehensive and Zoning maps show the subject property as being designated Neighborhood Commercial on the corner, Rural Residential (1-dwelling unit per 5 acres) to the south of the project site and Rural Protection (1-dwelling unit per 10 acres) to the east. The civil site plan should clearly show zoning boundaries consistent with the adopted land use map."</p>	

<p>7/14/2003</p>	<p>2<sup>nd</sup> submittal on 2003 SDAP Grading Permit #03-09195 received with a drawing labelled “preliminary short plat map” depicting the zoning boundary, buffer areas, wetland areas, etc</p> <ul style="list-style-type: none"> <li>The “zoning area” is the same as depicted in final plat #7278 (approved 11/9/2005) and does not match official 2002 or 2003 zoning maps</li> </ul>	 <p>The diagram is a site plan showing various land use designations. It includes a 'ZONING HATCH' area at the top, a 'WETLAND HATCH' area on the right, a 'CONSERVATION EASEMENT' on the left, a 'PROPERTY LINE' in the center, and a 'SLOPE &amp; UTILITIES EASEMENT HATCH' at the bottom. Other labels include '100' BUFFER', 'WETLAND HATCH', '50' BUFFER', and 'UP AND 14.500 ST.'.</p>
<p>7/22/2003</p>	<p>2003 SDAP Grading Permit #03-09195 note to file: “It was determined that there was a discrepancy between the Comprehensive Plan Map and what was adopted by the Board of Commissioners. The map will be amended as per the legal description.” This legal description could not be found in the official record.</p>	
<p>9/8/2003</p>	<p>Resolution 168-2003 adopted “approving map corrections identified in the 2003 Kitsap County Comprehensive Plan Annual Review Process”</p> <ul style="list-style-type: none"> <li>Does not include the SE corner property (parcel #272702-2-010-2006)</li> </ul>	
<p>9/19/2003</p>	<p>2003 SDAP Grading Permit #03-09195 note to file: “The Board of County Commissioners approved a site-specific comprehensive plan amendment to change the corner portion of the property to Neighborhood Commercial outside the wetlands in 2002. Frontier Bank’s proposal is to apply for land use later and construct berms and install landscaping for screening along the State Highway and Miller Bay Road. The applicant submitted a preliminary site plan with their Site Development Activity Permit for grading that was reviewed by Planning and Environmental Division. The US Army Corps of Engineers and Wiltermood Associates, wetland consultants was involved with the project due to size of the restoration and off-site wetland enhancement/mitigation.” Report does not appear to be used in setting LAMIRD boundary.</p>	
<p>9/22/2003</p>	<p>Letter from Gary Lindsey regarding site-specific amendment #03-06328 (Bjarnson) on NW corner</p> <ul style="list-style-type: none"> <li>A map of the cross-roads area was attached showing general site plans for the NE, SW, and SE corners. The site plan on parcel #272702-2-010-2006 is same as 2003 SDAP Grading Permit #03-09195 and similar to final short plat #7278</li> </ul>	 <p>The diagram shows a cross-roads area with several site plans. Labels include 'ALBERTSON' at the top, 'BJARNSON' on the left, 'C/STORE' at the bottom left, 'IND. PARK' on the right, and 'FRONTIER BANK' at the bottom right. The plans show building footprints, parking areas, and site boundaries.</p>

George's Corner LAMIRD  
Attachment C2

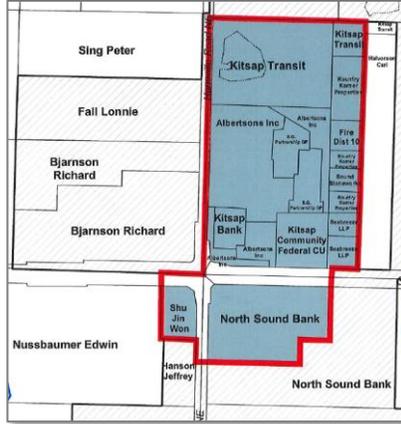
<p>12/8/2003</p>	<p>Ordinance 311-2003:</p> <ul style="list-style-type: none"> <li>• Indicated the Planning Commission supported establishing a LAMIRD at George's Corner, but was divided regarding the boundary</li> <li>• Board determined the County did not follow the process established in the Comprehensive Plan for designating LAMIRDs</li> <li>• Board directed staff to re-visit the public participation process for designating a LAMIRD at George's Corner</li> </ul>	
<p>3/8/2004</p>	<p>Resolution 038-2004 adopting annual Comp Plan amendment docket, including George's Corner LAMIRD</p>	
<p>3/29/2004</p>	<p>Resolution 038A-2004 amending annual Comp Plan amendment docket (did not change George's Corner LAMIRD language)</p>	
<p>4/14/2004 4/27/2004 5/11/2004 5/18/2004</p>	<p>George's Corner Boundary Advisory Group (BAG) meetings. Representatives/agents for SE corner property (parcel #272702-2-010-2006) participate.</p>	
<p>5/24/2004</p>	<p>BAG questionnaire response from Mike Clementz (Frontier Bank) suggests a LAMIRD boundary that "includes drainfield area" on the SE corner property (parcel #272702-2-010-2006) as well as additional property south. Shape is different than the George's Corner Boundary Advisory Group (BAG) alternatives and final short plat #7278.</p>	

6/4/2004

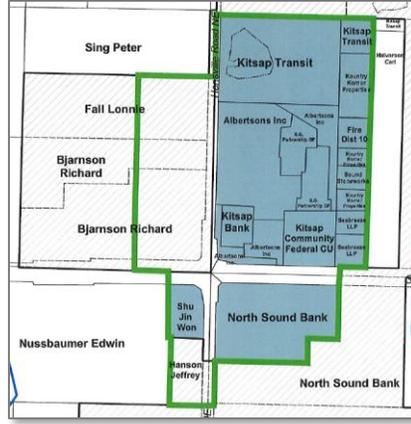
Staff Report regarding the George's Corner LAMIRD to Planning Commission.

- George's Corner Boundary Advisory Group (BAG) proposed 4 alternatives for the Logical Outer Boundary (LOB) of the LAMIRD (Attachment 9 to staff report)

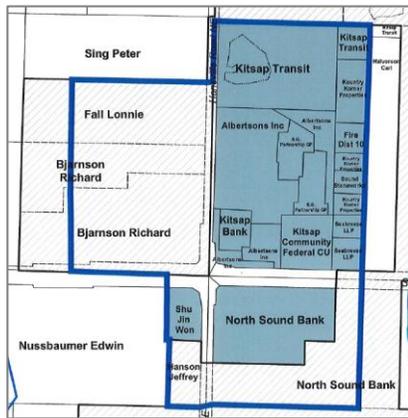
Alternative 1



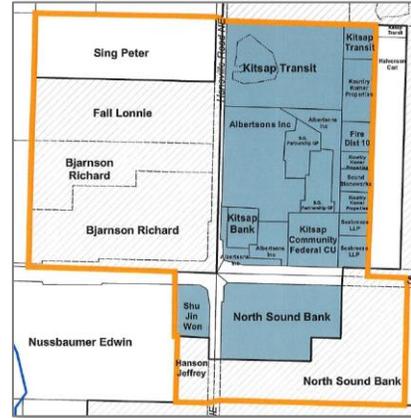
Alternative 2



Alternative 3

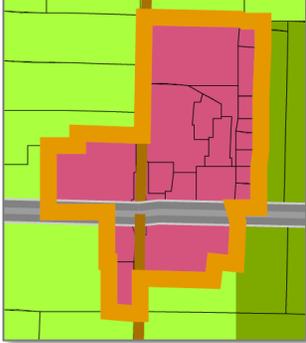
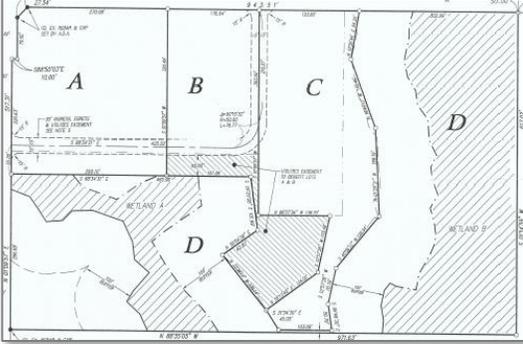


Alternative 4



- Staff recommended a different LOB for the LAMIRD (Attachment 11 to staff report)



<p>10/25/2004</p>	<p>George's Corner LAMIRD adopted by Ordinance 326-2004</p> <div data-bbox="375 233 1377 569" style="border: 1px solid black; padding: 5px;"> <p><b>Section 9. NOW THEREFORE , BE IT FURTHER ORDAINED, that the Kitsap County Board of Commissioners, based on the foregoing findings, does hereby:</b></p> <p>1) Adopt the 2004 Text and Policy Revisions relating to the George's Corner LAMIRD as amended in Attachment 1. The Board hereby designates George's Corner as a LAMIRD, and redesignates/rezones the property within the LAMIRD boundary as Neighborhood Commercial, subject to a Boundary Line Adjustment for the Bjamson property, as set out in the June 4, 2004, staff report. The Zoning Code shall also include a provision that requires any new development or redevelopment within the George's Corner LAMIRD to be consistent with the character of the existing area in terms of building size, scale, use or intensity.</p> </div> <p>LAMIRD boundary (in orange), Neighborhood Commercial zone (in pink), Rural Residential zone (in light green), and Rural Protection zone (in dark green).</p> 
<p>12/9/2004</p>	<p>Conditional use permit (#04-20132) application submitted for Rite Aid/O'Dell's Corner Master Plan on SE corner (parcel #272702-2-010-2006)</p>
<p>12/28/2004</p>	<p>Ordinance 326-2004 appealed regarding the Logical Outer Boundary for the George's Corner LAMIRD (Central Puget Sound Growth Management Hearings Board Case No. 04-3-0031c)</p>
<p>6/28/2005</p>	<p>Appeal of Ordinance 326-2004 regarding the Logical Outer Boundary for the George's Corner LAMIRD dismissed (Central Puget Sound Growth Management Hearings Board Case No. 04-3-0031c)</p>
<p>7/13/2005</p>	<p>Preliminary Short Plat #7278 application submitted (parcel #272702-2-010-2006)</p> <ul style="list-style-type: none"> <li>• "zoning line" shown on plat does not match official zoning map</li> <li>• Lot C configuration is different than final plat (approved 11/9/2005)</li> </ul> 
<p>10/31/2005</p>	<p>Preliminary Short Plat #7278 approved</p>
<p>11/9/2005</p>	<p>Final Short Plat #7278 application submitted (parcel #272702-2-010-2006)</p>

<p>11/30/2005</p>	<p>Final Short Plat #7278 (AFN 200511300408) approved</p> <ul style="list-style-type: none"> <li>• Subdividing parcel #272702-2-010-2006 into 4 parcels</li> <li>• Parcel lines did not align with land use and zoning boundaries</li> <li>• “zoning line” shown on plat does not match official zoning map</li> </ul>	
<p>5/17/2006</p>	<p>Conditional use permit (#04-20132) approved by Hearing Examiner for Rite Aid/O’Dell’s Corner Master Plan on SE corner (parcel #272702-2-010-2006)</p>	
<p>2/2/2015</p>	<p>Site-specific Comprehensive Plan Amendment #15-00378 (DJM Construction) submitted for parcel #272702-2-047-2003 (Lot D of Short Plat #7278).</p> <ul style="list-style-type: none"> <li>• The proposed amendment is to shift the Neighborhood Commercial designation from the area inside the LAMIRD boundary (purple area between black lot line and red LAMIRD boundary, which is wetland, to a developable area of equal size fronting either SR-104 or Miller Bay Road.</li> <li>• The application claims this portion of “the commercial zoning was erroneously mislocated intially in a wetland buffer” and that “this appears to have been an initial mapping error”.</li> </ul>	
<p>3/2/2016</p>	<p>Staff report recommends denial of Site-specific Comprehensive Plan Amendment #15-00378 (DJM Construction) and recommends rezoning all of parcel #272702-2-047-2003 (Lot D of Short Plat #7278) to Rural Protection.</p>	
<p>6/27/2016</p>	<p>Ordinance 534-2016 adopted, denying site-specific Comprehensive Plan amendment #15-00378 (DJM Construction) on parcel #272702-2-047-2003 (Lot D of Short Plat #7278).</p>	