

Summary of the 2015 Amendment CPA 15-00378 (DJM Construction)

Location: North Kitsap;
Intersection of Miller Bay Road NE and SR-104;
SE portion of the George's Corner LAMIRD

Subject Tax Parcel # 272702-2-047-2003;
Property: Short Plat 7278, Lot D

Useful Reference Documents

- [Short Plat Map 7278](#) (Attachment C1 to 2018 Staff Report)
- [Historical Summary of George's Corner LAMIRD Boundary](#) (Attachment C2 to 2018 Staff Report)

Project Description (from SEPA checklist prepared by applicant)

"RELOCATION OF COMMERCIAL ZONE ON SUBJECT PARCEL FROM WETLAND TO SR104"

[Note: The NC zoned portion of the subject property referenced above is totally encumbered by wetlands, wetland buffer, and wetland mitigation area. The area fronting SR-104 referenced above is totally encumbered by critical areas, including a stream, stream buffer, wetland, and wetland buffer. See Short Plat 7278 Map.]

Staff Recommendation (from staff report dated 3/2/2016)

"Based on the findings of fact and conclusion of law staff recommends denial of application #15 00378.

In order to be consistent with the adopted LAMIRD plan and to correct the noted split zones created by the above referenced short plat, staff recommends parcel 272702-2-047-2003 [Plat 7278, lot D] be rezoned entirely to RP and the remaining residential portion of parcel 272702-2-046-2004 [Plat 7278, lot C] be RP."

[Note: The staff report did not analyze tax parcel 272702-2-046-2004 (Plat 7278, lot C) or reference the parcel anywhere except in the last sentence of the recommendation above.]

Findings (from Ordinance 534-2016)

- 15) DJM Construction request (15 00378): The applicant requested that a portion of parcel 272702-2-047-2003 be redesignated from a Rural Protection/Rural to

Urban Low-Intensity Commercial/Mixed Use via partial reconfiguration of the George's Corner LAMIRD boundary. The parcel is located in North Kitsap County near the corner of Miller Bay Rd. NE and NE State Highway 104.

- i) The BCC finds that the staff findings and recommendation are appropriate and the proposal should be denied. The Planning Commission was presented a staff report and provided a formal recommendation to the BCC of denial. The BCC finds that the proposed designation is not consistent with Kitsap County Code Title 21, Section KCC 21.08.070.A, criteria for recommendation or decision – general, and KCC 21.08.070.D, criteria for recommendation or decision - Site Specific Amendments; and Chapter 36.70A.070 RCW.
- ii) The BCC specifically adopts the findings and conclusions located in the DJM Construction staff report dated March 2, 2016.

Decision (from Ordinance 534-2016)

Section 7. NOW THEREFORE, BE IT FURTHER ORDAINED that the Kitsap County Board of Commissioners, based on the foregoing findings does hereby adopt, and/or ratify pursuant to the Growth Management Act, Chapter 36.70A RCW, and Article 11, Section 11 of the Washington Constitution:

- ...
- 3) The Kitsap County Comprehensive Plan and Zoning Maps are hereby amended as shown in Appendix C and incorporated herein by this reference.

[Note: The ordinance denied the requested amendment and did not adopt the zoning change recommended by staff and the Planning Commission.]

Figure 1: Land use designations and zoning classifications for the George's Corner area as adopted by Ordinance 534-2016.

