



- 1 8. Public outreach regarding the proposed amendments was conducted through:
  - 2 a. A dedicated and up-to-date web page;
  - 3 b. Legal notices published in the official newspaper of record for Kitsap County;
  - 4 c. Announcements posted to subscribers of www.nextdoor.com in Kitsap County;
  - 5 d. Electronic announcements and notifications to:
    - 6 i. Subscribers of relevant lists in the Kitsap County Electronic Notification
    - 7 System;
    - 8 ii. Relevant Kitsap County advisory groups; and
    - 9 iii. Relevant local, state, and federal agencies;
  - 10 e. Notification letters to federally recognized tribes with usual and accustomed areas
  - 11 in Kitsap County and relevant tribal organizations;
  - 12 f. Notification signs posted at the location of site-specific amendments;
  - 13 g. Postcard notifications to property owners of record near site-specific amendments
  - 14 and other geographically limited amendments; and
  - 15 h. Meetings with various interested parties.

16 **Section 2. General Procedural Findings.**

17 The Kitsap County Board of Commissioners finds as follows:

- 18 1. On November 22, 2017, the Board of County Commissioners reviewed a catalog of  
19 Comprehensive Plan amendments suggested by staff and interested parties and  
20 determined that a review of the Comprehensive Plan was necessary in 2018.
- 21 2. On November 27, 2017, Kitsap County issued a Notice of Public Hearing in the legal  
22 publication of record regarding the content of the proposed docket.
- 23 3. On December 11, 2017, following timely and effective legal notice, the Board of County  
24 Commissioners held a public hearing to consider written and oral testimony on the  
25 proposed docket.
- 26 4. On December 27, 2017, during a regularly scheduled and properly noticed meeting, the  
27 Board of County Commissioners adopted the initial docket of amendments by Resolution  
28 No. 246-2017.
- 29 5. On March 28, 2018 and April 4, 2018, during regularly scheduled and properly noticed  
30 meetings, the Board of County Commissioners reviewed the status of all the amendments  
31 and considered potential changes to the docket.
- 32 6. On April 4, 2018, during a regularly scheduled and properly noticed meeting, the Board  
33 of County Commissioners adopted the final docket of amendments by Resolution No.  
34 046-2018.
- 35 7. On April 25, 2018, site-specific amendment #18-00495 (Ace Paving Co; Port Orchard  
36 Sand & Gravel Co) was withdrawn by the applicant from the 2018 docket.

Staff Recommendation - DRAFT

- 1 8. From June 28, 2018 through August 7, 2018, following timely and effective public  
2 notice, the Department of Community Development held a public comment period on the  
3 proposed amendments, staff reports, and State Environmental Policy Act (SEPA)  
4 determinations.
- 5 9. On June 29, 2018 and July 13, 2018, Kitsap County issued a Notice of Public Hearing in  
6 the legal publication of record regarding the content of the proposed amendments.
- 7 10. On July 10, 2018, July 11, 2018, and July 12, 2018 the Department of Community  
8 Development held public open houses to share and discuss the amendments with  
9 interested citizens.
- 10 11. On July 3, 2018 and July 17, 2018, during regularly scheduled and properly noticed  
11 meetings, the Planning Commission conducted work study sessions with the Department  
12 of Community Development to review and discuss the proposed amendments.
- 13 12. On July 31, 2018, during a specially scheduled and properly noticed meeting, the  
14 Planning Commission conducted a work study session with the Department of  
15 Community Development to review and discuss the proposed amendments.
- 16 13. On July 17, 2018 and July 31, 2018, following timely and effective legal notice, the  
17 Planning Commission held a public hearing to consider written and oral testimony on the  
18 proposed amendments.
- 19 14. On August 21, 2018, September 4, 2018, and September 18, 2018, during regularly  
20 scheduled and properly noticed meetings, the Planning Commission considered the  
21 proposed amendments, the testimony presented, and the record, and made  
22 recommendations via approved motions during deliberations.
- 23 15. On September 18, 2018, the Planning Commission approved findings of fact,  
24 conclusions, and recommendations on the proposed amendments during a regularly  
25 scheduled and properly noticed meeting and forwarded them to the Department of  
26 Community Development and the Kitsap County Board of Commissioners for  
27 consideration.
- 28 16. On September 27, 2018, Kitsap County issued a Notice of Public Hearing in the legal  
29 publication of record regarding the content of the proposed ordinance.
- 30 17. On October 1, 2018, a 60-day Notice of Intent to Adopt was sent to the Washington State  
31 Department of Commerce as required by RCW 36.70A.106.
- 32 18. On October 1, 2018, a 60-day notice was provided to local airports and the Washington  
33 State Department of Transportation Aviation Division as required by RCW 36.70A.510  
34 and RCW 36.70.547.
- 35 19. On October 1, 2018, a 60-day notice was provided to local military installations as  
36 required by RCW 36.70A.530.

- 1 20. From October 1, 2018 through October 31, 2018, following timely and effective public  
2 notice, the Department of Community Development held a public comment period on the  
3 proposed ordinance, staff reports, and State Environmental Policy Act (SEPA)  
4 determinations.
- 5 21. On October 8, 2018 and October 10, 2018, during regularly scheduled and properly  
6 noticed meetings, the Kitsap County Board of Commissioners conducted work study  
7 sessions with the Department of Community Development to review and discuss the  
8 proposed ordinance.
- 9 22. On October 29, 2018, following timely and effective legal notice, the Kitsap County  
10 Board of Commissioners held a public hearing during a special meeting to consider  
11 written and oral testimony on the proposed ordinance.
- 12 23. On November 7, 2018, November 14, 2018, November 28, 2018, and December 10,  
13 2018, during regularly scheduled and properly noticed meetings, the Kitsap County  
14 Board of Commissioners considered the proposed ordinance, the recommendation of the  
15 Planning Commission, the testimony provided, and the record.

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

17 The Kitsap County Board of Commissioners finds as follows regarding the Non-Motorized  
18 Facilities Plan amendment:

- 19 1. The amendment incorporates the 2018 updates to the Non-Motorized Facilities Plan  
20 (NMFP) into the Capital Facilities Plan; strengthens policy for implementing the NMFP  
21 in the Kingston urban growth area; updates the Regional Routes Maps, Bicycle Route  
22 Numbering Map, and Community Maps in the NMFP; and clarifies the Capital Facilities  
23 Plan and the NMFP.
- 24 2. The Non-Motorized Citizens Advisory Committee (NMCAC) conducted an extensive  
25 periodic review from January 2016 to March 2018 of the non-motorized routes identified  
26 in the Non-Motorized Facilities Plan (NMFP). The committee analyzed the routes based  
27 on existing policies and how the non-motorized network supports connections between  
28 communities as well as connections within communities.
- 29 3. The NMCAC reviewed the Kingston Community Trail Plan proposed by the Kingston  
30 Citizens Advisory Council and recommended amendments to the NMFP that are  
31 consistent with the vision and goals of the NMFP.
- 32 4. On June 25, 2018, the Departments of Community Development and Public Works  
33 published a staff report analyzing the amendment and recommending adoption of the  
34 amendment as proposed.
- 35 5. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy  
36 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.

Staff Recommendation - DRAFT

1 Notice of the SEPA determination was published as required by law on June 29, 2018.  
2 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
3 SEPA decision.

- 4 6. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff  
5 report recommendation to adopt the amendment as proposed. As required by KCC  
6 21.08.100(F), the Planning Commission adopted findings that the amendment, as  
7 proposed:
- 8 a. Is supported by the Capital Facilities Plan;
  - 9 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County  
10 Comprehensive Plan, and other applicable laws and policies;
  - 11 c. Is consistent with the applicable decision criteria in Kitsap County Code  
12 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
13 adopted herein;
  - 14 d. Reflects current local circumstances; and
  - 15 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 16 7. On October 1, 2018, the Department of Community Development published a revised  
17 staff report incorporating the Planning Commission record, analyzing the amendment,  
18 and recommending adoption of the amendment as proposed.
- 19 8. [Placeholder for findings regarding Board of County Commissioner deliberations]

20 **Section 4. Kingston Urban Village Center – Findings.**

21 The Kitsap County Board of Commissioners finds as follows regarding the Kingston Urban  
22 Village Center (UVC) amendment:

- 23 1. The amendment removes the mixed-use requirement in the Urban Village Center (UVC)  
24 zone; clarifies incentive-based parking programs; removes completed Subarea Plan  
25 policies; and revises the allowed density in the UVC zone.
- 26 2. The Department of Community Development developed this amendment with a Kingston  
27 UVC Workgroup, which was charged with identifying and addressing priority barriers to  
28 achieving the existing vision and planned growth in the Kingston UVC zone.
- 29 3. On June 25, 2018, the Department of Community Development published a staff report  
30 analyzing the amendment and recommending adoption of the amendment as proposed.
- 31 4. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy  
32 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
33 Notice of the SEPA determination was published as required by law on June 29, 2018.  
34 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
35 SEPA decision.

- 1 5. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff  
2 report recommendation to adopt the amendment as proposed. As required by KCC  
3 21.08.100(F), the Planning Commission adopted findings that the amendment, as  
4 proposed:
  - 5 a. Is supported by the Capital Facilities Plan;
  - 6 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
7 Comprehensive Plan, and other applicable laws and policies;
  - 8 c. Is consistent with the applicable decision criteria in Kitsap County Code  
9 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
10 adopted herein;
  - 11 d. Reflects current local circumstances; and
  - 12 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 13 6. On October 1, 2018, the Department of Community Development published a revised  
14 staff report incorporating the Planning Commission record, analyzing the amendment,  
15 and recommending adoption of the amendment as proposed.
- 16 7. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

18 The Kitsap County Board of Commissioners finds as follows regarding the George’s Corner  
19 LAMIRD Boundary Adjustment amendment:

- 20 1. The amendment adjusts the southeast boundary of the George’s Corner LAMIRD to align  
21 with platted parcel lines and critical areas; and re-designates and re-classifies portions of  
22 two split-zoned parcels.
- 23 2. On July 17, 2018, the Department of Community Development published a staff report  
24 analyzing the amendment and recommending adoption of the amendment as proposed.
- 25 3. On July 17, 2018, Kitsap County, as lead agency under the State Environmental Policy  
26 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
27 Notice of the SEPA determination was published as required by law on July 17, 2018.  
28 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
29 SEPA decision.
- 30 4. On September 18, 2018, the Planning Commission concurred with the July 16, 2018 staff  
31 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the  
32 Planning Commission adopted findings that the amendment, as proposed:
  - 33 a. Is supported by the Capital Facilities Plan;
  - 34 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
35 Comprehensive Plan, and other applicable laws and policies;
  - 36 c. Is consistent with the applicable decision criteria in Kitsap County Code  
37 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
38 adopted herein;

- 1 d. Reflects current local circumstances;
  - 2 e. Promotes the public interest and welfare of the citizens of Kitsap County;
  - 3 f. Is justified by changed or changing conditions;
  - 4 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
  - 5 designations; and
  - 6 h. Will be compatible with neighboring properties and not likely adversely affect the
  - 7 value of those properties.
- 8 5. On October 1, 2018, the Department of Community Development published a revised
  - 9 staff report incorporating the Planning Commission record, analyzing the amendment,
  - 10 and recommending adoption of the amendment as proposed.
- 11 6. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

13 The Kitsap County Board of Commissioners finds as follows regarding Public Facility  
14 Designation and Park Classification amendment:

- 15 1. The amendment re-designates and re-classifies approximately 2,883 acres acquired in  
16 recent years by Kitsap County for the Port Gamble Forest Heritage Park.
- 17 2. On July 16, 2018, the Department of Community Development published a staff report  
18 analyzing the amendment and recommending adoption of the amendment as proposed.
- 19 3. On July 17, 2018, Kitsap County, as lead agency under the State Environmental Policy  
20 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
21 Notice of the SEPA determination was published as required by law on July 17, 2018.  
22 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
23 SEPA decision.
- 24 4. On September 18, 2018, the Planning Commission concurred with the July 16, 2018 staff  
25 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the  
26 Planning Commission adopted findings that the amendment, as proposed:
  - 27 a. Is supported by the Capital Facilities Plan;
  - 28 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County  
29 Comprehensive Plan, and other applicable laws and policies;
  - 30 c. Is consistent with the applicable decision criteria in Kitsap County Code  
31 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
32 adopted herein;
  - 33 d. Reflects current local circumstances;
  - 34 e. Promotes the public interest and welfare of the citizens of Kitsap County;
  - 35 f. Is justified by changed or changing conditions;
  - 36 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent  
37 designations; and

1 h. Will be compatible with neighboring properties and not likely adversely affect the  
2 value of those properties.

3 5. On October 1, 2018, the Department of Community Development published a revised  
4 staff report incorporating the Planning Commission record, analyzing the amendment,  
5 and recommending adoption of the amendment as proposed.

6 6. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

8 The Kitsap County Board of Commissioners finds as follows regarding the Parks, Recreation,  
9 and Open Space Plan amendment:

10 1. The amendment updates the discussion and strategies sections of Chapter 6 (Parks,  
11 Recreation, and Open Space) of the Comprehensive Plan consistent with the new 2018  
12 Kitsap County Parks, Recreation, and Open Space Plan (which is updated every 6-years)  
13 adopted by the Board of County Commissioners on February 26, 2018 by Resolution No.  
14 040-2018.

15 2. The 2018 Kitsap County Parks, Recreation, and Open Space Plan was developed  
16 through an extensive public participation process, which included:  
17 a. More than 1,100 comments and responses were collected through an online  
18 survey between August 23, 2017 and November 10, 2017;  
19 b. Public open houses on October 3, 2017, October 10, 2017, and October 17, 2017;  
20 c. A public comment period (November 1, 2017 – December 31, 2017) on the  
21 preliminary draft plan;  
22 d. A public comment period (January 10, 2018 – February 23, 2018) on the final  
23 draft plan;  
24 e. Public meetings on February 7, 2018, February 12, 2018, and February 26, 2018;  
25 f. The Kitsap County Parks and Recreation Advisory Board held a public hearing on  
26 February 21, 2018;  
27 g. The Board of County Commissioners held a public hearing on February 12, 2018  
28 and February 26, 2018.

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

32 4. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy  
33 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
34 Notice of the SEPA determination was published as required by law on June 29, 2018.  
35 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
36 SEPA decision.

- 1 5. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff  
2 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the  
3 Planning Commission adopted findings that the amendment, as proposed:
  - 4 a. Is supported by the Capital Facilities Plan;
  - 5 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
6 Comprehensive Plan, and other applicable laws and policies;
  - 7 c. Is consistent with the applicable decision criteria in Kitsap County Code  
8 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
9 adopted herein;
  - 10 d. Reflects current local circumstances; and
  - 11 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 12 6. On October 1, 2018, the Department of Community Development published a revised  
13 staff report incorporating the Planning Commission record, analyzing the amendment,  
14 and recommending adoption of the amendment as proposed.
- 15 7. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

17 The Kitsap County Board of Commissioners finds as follows regarding the affordable housing  
18 amendment:

- 19 1. The amendment adds a new strategy (Affordable Housing Inventory and Transportation  
20 Analysis) to the Comprehensive Plan.
- 21 2. On June 25, 2018, the Departments of Community Development and Human Services  
22 published a staff report analyzing the amendment and recommending adoption of the  
23 amendment as proposed.
- 24 3. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy  
25 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
26 Notice of the SEPA determination was published as required by law on June 29, 2018.  
27 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
28 SEPA decision.
- 29 4. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff  
30 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the  
31 Planning Commission adopted findings that the amendment, as proposed:
  - 32 a. Is supported by the Capital Facilities Plan;
  - 33 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
34 Comprehensive Plan, and other applicable laws and policies;
  - 35 c. Is consistent with the applicable decision criteria in Kitsap County Code  
36 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
37 adopted herein;
  - 38 d. Reflects current local circumstances; and

1 e. Promotes the public interest and welfare of the citizens of Kitsap County.

2 5. On October 1, 2018, the Department of Community Development published a revised  
3 staff report incorporating the Planning Commission record, analyzing the amendment,  
4 and recommending adoption of the amendment as proposed.

5 6. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

7 The Kitsap County Board of Commissioners finds as follows regarding the clarifying edits:

8 1. The amendment includes non-substantive edits that are for clarification or consistency  
9 purposes only and do not change the intent or interpretations of policies or regulations.

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

12 3. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy  
13 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
14 Notice of the SEPA determination was published as required by law on June 29, 2018.  
15 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
16 SEPA decision.

17 4. On August 21, 2018, the Department of Community Development submitted a revised  
18 amendment to the Planning Commission in response to public comment.

19 5. On September 18, 2018, the Planning Commission recommended adopting the  
20 amendment as revised by the Department of Community Development on August 21,  
21 2018. As required by KCC 21.08.100(F), the Planning Commission adopted findings that  
22 the amendment, as revised:

23 a. Is supported by the Capital Facilities Plan;

24 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
25 Comprehensive Plan, and other applicable laws and policies;

26 c. Is consistent with the applicable decision criteria in Kitsap County Code  
27 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
28 adopted herein;

29 d. Reflects current local circumstances;

30 e. Promotes the public interest and welfare of the citizens of Kitsap County;

31 f. Is justified by changed or changing conditions;

32 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent  
33 designations; and

34 h. Will be compatible with neighboring properties and not likely adversely affect the  
35 value of those properties.

- 1 6. On October 1, 2018, the Department of Community Development published a revised  
2 staff report incorporating the Planning Commission record, analyzing the amendment,  
3 and recommending adoption of the amendment as revised on August 21, 2018.
- 4 7. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

6 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment  
7 #18-00369 (Richardson):

- 8 1. Site-specific amendment #18-00369 requested the re-designation and re-classification of  
9 1.33 of 3.49 acres on two split-zoned parcels within the Central Kitsap Urban Growth  
10 Area.  
11 a. Landowner: Lois I. Richardson  
12 b. Applicant: Mark Timkin  
13 c. Parcel Tax Acct #: 232501-4-019-2000; 232501-4-064-2004  
14 d. Existing Land Use Designation: Urban Low Density Residential  
15 e. Requested Land Use Designation: Urban High Intensity Commercial  
16 f. Existing Zoning Classification: Urban Restricted (1-5 du/ac)  
17 g. Requested Zoning Classification: Commercial (10-30 du/ac)
- 18 2. On June 25, 2018, the Department of Community Development published a staff report  
19 analyzing the amendment and recommending adoption of the amendment with conditions  
20 that includes the acquisition of Transfer of Development Right (TDR) certificates.
- 21 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act  
22 (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
23 Notice of the SEPA determination was published as required by law on July 5, 2018.  
24 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
25 SEPA decision.
- 26 4. On September 18, 2018, the Planning Commission recommended adoption of the  
27 amendment with revised conditions extending the deadline for the acquisition and  
28 transfer of development rights to June 30, 2024. As required by KCC 21.08.100(F), the  
29 Planning Commission adopted findings that the amendment, as conditioned:  
30 a. Is supported by the Capital Facilities Plan;  
31 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
32 Comprehensive Plan, and other applicable laws and policies;  
33 c. Is consistent with the applicable decision criteria in Kitsap County Code  
34 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
35 adopted herein;  
36 d. Reflects current local circumstances;  
37 e. Promotes the public interest and welfare of the citizens of Kitsap County;  
38 f. Is justified by changed or changing conditions;

- 1 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent  
2 designations; and
  - 3 h. Will be compatible with neighboring properties and not likely adversely affect the  
4 value of those properties.
- 5 5. On October 1, 2018, the Department of Community Development published a revised  
6 staff report incorporating the Planning Commission record, analyzing the amendment,  
7 and recommending adoption of the amendment with conditions as recommended in the  
8 June 25, 2018 staff report.
  - 9 6. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

11 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment  
12 #18-00431 (Ueland Tree Farm LLC):

- 13 1. Site-specific amendment #18-00431 requested the re-designation and re-classification of  
14 five parcels totaling 96.57 acres within rural Central Kitsap.
  - 15 a. Landowner: Ueland Tree Farm, LLC
  - 16 b. Applicant: Mark Mauren
  - 17 c. Parcel Tax Acct #: 242401-4-005-1008; 242401-4-006-1007; 242401-4-007-  
18 1006; 242401-4-008-1005; 192401-3-005-2005
  - 19 d. Existing Land Use Designation: Forest Resource Lands
  - 20 e. Requested Land Use Designation: Forest Resource Lands with Mineral Resource  
21 Overlay
  - 22 f. Existing Zoning Classification: Forest Resource Lands
  - 23 g. Requested Zoning Classification: Forest Resource Lands with Mineral Resource  
24 Overlay
- 25 2. On June 25, 2018, the Department of Community Development published a staff report  
26 analyzing the amendment and recommending adoption of the amendment as proposed.
- 27 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act  
28 (SEPA), issued a Determination of Non-Significance on the proposed amendment.  
29 Notice of the SEPA determination was published as required by law on July 5, 2018.  
30 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project  
31 SEPA decision.
- 32 4. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff  
33 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the  
34 Planning Commission adopted findings that the amendment, as proposed:
  - 35 a. Is supported by the Capital Facilities Plan;
  - 36 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
37 Comprehensive Plan, and other applicable laws and policies;

- 1 c. Is consistent with the applicable decision criteria in Kitsap County Code
  - 2 21.08.070, as demonstrated in the findings and conclusions of the staff report and
  - 3 adopted herein;
  - 4 d. Reflects current local circumstances; and
  - 5 e. Promotes the public interest and welfare of the citizens of Kitsap County;
  - 6 f. Is justified by changed or changing conditions;
  - 7 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
  - 8 designations; and
  - 9 h. Will be compatible with neighboring properties and not likely adversely affect the
  - 10 value of those properties.
- 11 5. On October 1, 2018, the Department of Community Development published a revised
  - 12 staff report incorporating the Planning Commission record, analyzing the amendment,
  - 13 and recommending adoption of the amendment as proposed.
- 14 6. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

16 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment  
17 #18-00490 (Culbertson):

- 18 1. Site-specific amendment #18-00490 requested the re-designation and re-classification of
  - 19 two parcels totaling 69.23 acres within rural South Kitsap and adjacent to the Bremerton
  - 20 Urban Growth Area.
  - 21 a. Landowner: Roland Culbertson
  - 22 b. Applicant: Kitsap Reclamation & Materials, Inc
  - 23 c. Parcel Tax Acct #: 292401-4-029-2003; 292401-4-005-2001
  - 24 d. Existing Land Use Designation: Rural Protection
  - 25 e. Requested Land Use Designation: Rural Protection with Mineral Resource
  - 26 Overlay
  - 27 f. Existing Zoning Classification: Rural Protection (1 DU/10 Ac)
  - 28 g. Requested Zoning Classification: Rural Protection with Mineral Resource
  - 29 Overlay
- 30 2. On June 25, 2018, the Department of Community Development published a staff report
  - 31 analyzing the amendment and recommending adoption of the amendment with revisions.
- 32 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act
  - 33 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
  - 34 Notice of the SEPA determination was published as required by law on July 5, 2018.
  - 35 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
  - 36 SEPA decision.

- 1 4. On September 18, 2018, the Planning Commission deliberated and determined the  
2 proposed mineral resource overlay designation is not compatible with the neighboring  
3 properties and the Rural Protection zone. The Planning Commission recommended:  
4 a. Denial of the requested mineral resource overlay.  
5 b. Adoption of the staff recommended revision to Kitsap County Code 17.410.042  
6 making aggregate extraction a conditional use in the mineral resource overlay  
7 zone.  
8 c. Completion of a county-wide mineral resource inventory consistent with Land  
9 Use Policy 78.
- 10 5. As required by KCC 21.08.100(F), the Planning Commission adopted findings that the  
11 amendment, as revised by the Planning Commission:  
12 a. Is supported by the Capital Facilities Plan;  
13 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County  
14 Comprehensive Plan, and other applicable laws and policies;  
15 c. Is consistent with the applicable decision criteria in Kitsap County Code  
16 21.08.070, as demonstrated in the findings and conclusions of the staff report and  
17 adopted herein;  
18 d. Reflects current local circumstances; and  
19 e. Promotes the public interest and welfare of the citizens of Kitsap County;  
20 f. Is justified by changed or changing conditions;  
21 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent  
22 designations; and  
23 h. Will be compatible with neighboring properties and not likely adversely affect the  
24 value of those properties.
- 25 6. On October 1, 2018, the Department of Community Development published a revised  
26 staff report incorporating the Planning Commission record, analyzing the amendment,  
27 and recommending adoption of the amendment with revisions to Kitsap County Code  
28 17.410.042 making aggregate extraction a conditional use in the mineral resource overlay  
29 zone.
- 30 7. [Placeholder for findings regarding Board of County Commissioner deliberations]

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

32 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment  
33 #18-00528 (Hanley Property LLC):

- 34 1. Site-specific amendment #18-00528 requested the re-designation and re-classification of  
35 three parcels totaling 1.02 acres within the Port Orchard Urban Growth Area.  
36 a. Landowner: Hanley Property LLC  
37 b. Applicant: William Palmer  
38 c. Parcel Tax Acct #: 312402-1-037-2004; 312402-1-038-2003; 312402-1-039-2002  
39 d. Existing Land Use Designation: Urban High Density Residential  
40 e. Requested Land Use Designation: Urban High Intensity Commercial

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- 1 f. Existing Zoning Classification: Urban High Residential (19-30 du/ac)
- 2 g. Requested Zoning Classification: Commercial (10-30 du/ac)
- 3 2. On July 10, 2018, the Department of Community Development published a staff report
- 4 analyzing the amendment and recommending deferral of the proposed amendment for
- 5 consideration within the context of an area-wide amendment, not a site-specific
- 6 amendment.
- 7 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act
- 8 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
- 9 Notice of the SEPA determination was published as required by law on July 5, 2018.
- 10 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
- 11 SEPA decision.
- 12 4. On September 18, 2018, the Planning Commission concurred with the July 10, 2018 staff
- 13 report recommendation to defer review to an area-wide amendment. The Planning
- 14 Commission adopted findings that the amendment, as proposed:
- 15 a. Would add an island of commercial zoning in an area with existing fragmented
- 16 zoning patterns and a UGA with an existing surplus of commercial land capacity.
- 17 b. Should be considered within the context of an area-wide amendment, which
- 18 would enable a broader assessment of zoning in the area to ensure consistent and
- 19 compatible future development of the area.
- 20 5. On October 1, 2018, the Department of Community Development published a revised
- 21 staff report incorporating the Planning Commission record, analyzing the amendment,
- 22 and recommending deferral of the proposed amendment for consideration within the
- 23 context of an area-wide amendment, not a site-specific amendment.
- 24 6. [Placeholder for findings regarding Board of County Commissioner deliberations]

25 **Section 14. Adoption.**

26 [Note: This section has been drafted based on staff recommendations and is subject to  
27 change during Board deliberations.]

28 **NOW THEREFORE, BE IT FURTHER ORDAINED** that the Kitsap County Board of  
29 Commissioners, based on the above findings, has decided as follows regarding the 2018  
30 Comprehensive Plan amendments:

- 31 1. The Non-Motorized Facilities Plan amendment is adopted as shown in Attachment 1 and
- 32 incorporated herein by this reference.
- 33 2. The Kingston Urban Village Center amendment is adopted as shown in Attachment 2 and
- 34 incorporated herein by this reference.

Commented [PB1]: Same as Attachment A in staff report.

Commented [PB2]: Same as Attachment A in staff report.

Staff Recommendation - DRAFT

1 3. The George's Corner LAMIRD Boundary Adjustment amendment is adopted as shown  
2 in Attachment 3 and incorporated herein by this reference.

Commented [PB3]: Same as Maps 4A, 4B, 5A, and 5B in Attachment A of the staff report.

3 4. The Public Facility Designations and Park Classifications amendment is adopted as  
4 shown in Attachment 4 and incorporated herein by this reference.

Commented [PB4]: Same as Maps 4A, 4B, 5A, and 5B in Attachment A of the staff report.

5 5. The Parks, Recreation, and Open Space Plan amendment is adopted as shown in  
6 Attachment 5 and incorporated herein by this reference.

Commented [PB5]: Same as Attachment A in staff report.

7 6. The Affordable Housing Policy Review amendment is adopted as shown in Attachment 6  
8 and incorporated herein by this reference.

Commented [PB6]: Same as Attachment A in staff report.

9 7. The Clarifying Edits amendment is adopted as shown in Attachment 7 and incorporated  
10 herein by this reference.

Commented [PB7]: Same as Attachment A2 in staff report.

11 8. Site-specific Amendment #18-00369 (Richardson) is adopted as shown in Attachment 8  
12 and incorporated herein by this reference with the following conditions:

Commented [PB8]: Same as Maps 4A, 4B, 5A, and 5B in Attachment A of the staff report.

13 a. The acquisition and transfer of six (6) development rights consistent with KCC  
14 17.580 and Resolution 217-2017 is required and must be completed by June 30,  
15 2024 or approval of this amendment will automatically expire on that date as  
16 allowed under KCC 21.08.110(D);

Commented [PB9]: Staff may propose an earlier deadline.

17 b. The acquisition and transfer of development rights must be completed prior to  
18 submitting any land use, development, or building application for the subject  
19 parcel(s);

20 c. A notice to title containing the terms of this conditional approval must be  
21 recorded on the subject parcel(s) within 90-days of approval; and

22 d. The Comprehensive Plan Map and Zoning Map changes shall not be made until  
23 the above conditions are fulfilled.

24 9. Site-specific Amendment #18-00431 (Ueland Tree Farm LLC) is adopted as shown in  
25 Attachment 9 and incorporated herein by this reference.

Commented [PB10]: Same as Maps 4A, 4B, 5A, and 5B in Attachment A of the staff report.

26 10. Site-specific Amendment #18-00490 (Culbertson) is adopted as shown in Attachment 10  
27 and incorporated herein by this reference.

Commented [PB11]: Same as Maps 4A, 4B, 5A, and 5B in Attachment A1 of the staff report and revision to KCC in Attachment A2 of the staff report.

28 11. Site-specific Amendment #18-00528 (Hanley Property LLC) is deferred.

29 **Section 15. Severability.**

30 If any provision of this ordinance or its application to any person or circumstance is held invalid  
31 or unconstitutional, the remainder of the ordinance or its application to other persons or  
32 circumstances shall not be affected.

1 **Section 16. Scrivener's Error.**

2 Should any amendment to Kitsap County Code that was passed by the Board during its  
3 deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of  
4 the Board as discussed and passed shall prevail upon subsequent review and verification by the  
5 Board.

6 **Section 17. Effective Date.**

7 This Ordinance shall take effect immediately.

8

9 ADOPTED this \_\_\_\_ day of \_\_\_\_, 2018.

10 **BOARD OF COUNTY COMMISSIONERS**  
11 **KITSAP COUNTY, WASHINGTON**

12

13 \_\_\_\_\_  
14 **ROBERT GELDER**, Chair

15

16 \_\_\_\_\_  
17 **EDWARD E. WOLFE**, Commissioner

18

19 \_\_\_\_\_  
20 **CHARLOTTE GARRIDO**, Commissioner

21 ATTEST:

22

23 \_\_\_\_\_  
24 Dana Daniels, Clerk of the Board

25

26 APPROVED AS TO FORM:

27

28 \_\_\_\_\_  
29 Lisa J. Nickel, Deputy Prosecuting Attorney