



Executive Summary

Issue Title: 2019 Annual Comprehensive Plan Amendments – Initial Docket
Meeting Date: December 10, 2018
Time Required: As needed for public hearing
Department: Department of Community Development (DCD)
Attendees: Jim Bolger, Dave Ward, Peter Best

Action Requested At This Meeting:

- Receive public testimony and close the hearing.
- Continue the matter for decision on 12/19/2018.

Background

The Department of Community Development (DCD) is required to maintain a catalog of Comprehensive Plan amendments (and associated development regulations where applicable) that have been suggested by staff and interested parties. The Growth Management Act (GMA) and Kitsap County Code (KCC) require the Board of County Commissioners (Board) to review these suggested amendments to the Comprehensive Plan at least once annually and determine if a review of the Comprehensive Plan is necessary. Unless otherwise directed by law or judicial order, this determination is solely within the Board's discretion and the Board is not required to consider changes.

On November 26, 2018, the Board considered the 2019 Catalog of Kitsap County Comprehensive Plan Amendment Suggestions (Attachment 2), determined a review of the Comprehensive Plan in 2019 is necessary, and scheduled a public hearing on December 10, 2018 regarding the draft initial docket resolution. The initial docket resolution defines the scope and schedule of the annual amendment process.

Comprehensive Plan amendments must be analyzed and considered as a batch. Comprehensive Plan amendment ordinances are typically adopted near the end of the calendar year because of extensive procedural requirements. Significant amendments, especially amendments requiring an environmental impact statement under the State Environmental Policy Act (SEPA), typically span multiple years and are incorporated into the batch consideration process for the year they will be adopted.

Kitsap County's annual Comprehensive Plan amendment process is written in KCC Chapter 21.08 (see Attachment 5 for a summary process flow diagram).

Recommendation

The Department's recommendation for the initial 2019 docket is summarized in Attachment 1 and reflected in the draft initial docket resolution (Attachment 3). The Department has included recommendations regarding each individual suggestion in the 2019 Catalog of Kitsap County Comprehensive Plan Amendment Suggestions (Attachment 2). Based on the initial briefing with the Board on November 26, 2018, the Department has outlined two additional options below for public and Board consideration.

Option 1 - Manchester LAMIRD (Limited Area of More Intensive Rural Development)

The 2019 catalog (Attachment 2) includes a suggestion to increase the maximum allowed density in the Manchester Village Commercial (MVC) zone. The current maximum allowed density in the MVC zone is 5 DU/Acre and the suggestion is to allow up to 10 DU/Ac. The suggestion also includes corresponding code amendments to reduce the minimum lot size and allow detached single-family residences in the MVC zone. This suggestion would require an area-wide amendment and would affect the entire MVC zone.

The County is currently supporting community conversations as part of a bottoms-up planning process to identify and prioritize issues and opportunities within Manchester. One possible finding from this effort could be that an update of the Manchester Subarea Plan is needed.

The Department does not recommend including the suggested amendment in the 2019 docket before the community conversations effort is complete. Recognizing that there could be a very narrow window between when the findings of the Manchester community conversations effort are available and when the 2019 docket needs to be finalized in March 2019, the Board could consider including the following placeholder language in Section 1(A) of the 2019 initial docket resolution:

7. Depending on the findings of the Manchester community conversations effort and the timing of their availability relative to this amendment process, the Board may choose to initiate, defer, or decline to do an area-wide review of the Manchester Village Commercial (MVC) zone.

Option 2 – New Site-specific Amendment Applications

The 2019 catalog (Attachment 2) includes suggestions for the following “areas of consideration” for new site-specific amendment applications.

Area of Consideration	Department Recommendation
Remove Mineral Resource Overlay (MRO) (per KCC for closed mines only)	Accept applications annually per Kitsap County Code (KCC). Included in Section 1(B)(3) of the draft 2019 initial docket resolution.
Change Urban Growth Area (UGA) Boundary (expand UGAs to include adjacent parcels)	Defer to 2024 Update when UGA capacity is reviewed. Alternatively, defer to 2020 when site-specific proposals might be considered under Land Use Policy 30 (recited below).
Infill and Redevelopment (within existing UGAs)	Defer to 2024 Update. Alternatively, defer to 2020 when site-specific proposals might be considered under Land Use Policy 30 (recited below). One suggestion could be considered during a 2020 review of the Silverdale Regional Growth Center.

Land Use Policy 30. At mid-point of Comprehensive Plan, i.e. 4-year cycle, assess the Land Use Map and docket for Site Specific Amendments.

The Department recommends against additional “areas of consideration” for new site-specific amendment applications in the 2019 docket for the following reasons:

- The language of Land Use Policy 30;
- The Department’s capacity to work on priority projects with broader benefits would be reduced;
- The County’s unincorporated UGAs were sized in 2016 to accommodate 20-years of growth and have significant capacity for new development and redevelopment; and
- There were only two new requests for infill and redevelopment amendments.

If the Board were to allow new applications in 2019 for infill and redevelopment within existing UGAs, the Department recommends including criteria (Attachment 7) that would further specify what types of proposals would be accepted.

Tentative Schedule

The following tentative schedule summarizes public meetings and major public milestones for the 2019 amendment process. A graphical summary schedule is provided in Attachment 4, which also shows how any amendment that requires an environmental impact statement could be incorporated into the batch consideration process for 2020.

Date	Event	Outcome
11/26/2018	BoCC Work Study	Board of County Commissioners (BoCC) determine if annual review is necessary
12/10/2018	BoCC Public Hearing	Receive public comments (optional)
12/19/2018	BoCC Work Study	Adopt initial docket resolution
Jan-Feb 2019	Application Period	Interested parties submit applications as allowed in the initial docket resolution
Mar 2019	BoCC Work Study	Final docket resolution approved, if needed
Mar-Jun 2019	SEPA & Staff Reports	Staff analysis and recommendations released to the public and Planning Commission
Jul 2019	BoCC Briefing	BoCC informed of staff recommendations
Jul 2019	Comment Period, Open House(s), PC Public Hearing	Communities are informed; Comments submitted for Planning Commission (PC) consideration
Jul-Sep 2019	PC Consideration	PC studies and deliberates on amendments; adopts findings of fact and recommendations
Oct 2019	Comment Period, BoCC Public Hearing	Communities are informed; Comments submitted for BoCC consideration
Oct-Dec 2019	BoCC Consideration	BoCC studies and deliberates on amendments; adopts ordinance

Public Outreach & Engagement

The Department intends to conduct public outreach and engagement similar to the 2018 annual amendment process and consistent with the Department’s Programmatic Outreach Plan for Comprehensive Plan Amendment and Code Amendment Projects (Attachment 6).

Attachments

1. Department of Community Development Initial Docket Recommendation
2. 2019 Catalog of Comprehensive Plan Amendment Suggestions
3. Draft Initial Docket Resolution
4. Summary Schedule
5. Annual Comprehensive Plan amendment summary process flow diagram
6. DCD Programmatic Outreach Plan for Comprehensive Plan Amendment and Code Amendment Projects
7. Draft Criteria for Infill and Redevelopment Site-specific Amendment Applications



2019 Kitsap County Comprehensive Plan Amendments



Department of Community Development Initial Docket Recommendation

The following table summarizes the recommendations of the Department of Community Development for the 2019 Kitsap County Comprehensive Plan amendment docket. The Department’s recommendations are based on a review of items in the 2019 Catalog of Suggested Comprehensive Plan Amendments, which were submitted by County staff and interested parties.

	County-Sponsored	Applications
Standard Annual Amendments	Clarifying Edits Public Facilities	MRO Removal (closed mines)
Previously Deferred Amendments	Area-Wide Review <ul style="list-style-type: none"> Fircrest & Mile Hill Neighborhood 	CPA 18-00495 (Ace Paving Co; Port Orchard Sand & Gravel Co)
New Amendments	Comprehensive Plan and Code Amendment Process Area-Wide Review <ul style="list-style-type: none"> MRO Zone Clean-up Capital Facilities Plan <ul style="list-style-type: none"> Parks & Recreation Public Safety: Law Enforcement Schools: South Kitsap School Dist. 	None

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2019 Catalog of Suggested Kitsap County Comprehensive Plan Amendments

Type	Topic	Submitter Name	Submitter Organization	Comp Plan Chapter Affected	Maps Affected	KCC Affected	Brief Description of Change	Brief Reason for Change	Affected Parcels	Batch Review Required	Date Cataloged	Deadline	DCD Target Year	Likely DCD Workload	Docketing Notes	DCD 2019 Docketing Recommendation
Miscellaneous	Clarifying Edits	Community Development	Kitsap County	Various	Yes	Possible	Non-substantive changes for clarity and consistency.	Improve clarity and consistency of the Comprehensive Plan and Kitsap County Code.	n/a	Yes	Annually	None	2019	Minor	Standard annual amendment	Docket as County-sponsored
	Forestry Practices	John Willett	Private Party	Land Use Chapter?; Parks, Recreation, and Open Space Chapter?	Yes	Maybe	Incentify selective thinning and de-incentify clear cutting (see Exhibit A).	Improve forestry techniques to better support habitat and aquifer recharge.	n/a	Yes	1/17/2018	None	n/a	Major	Intend to consider as part of the 6091 Watershed Restoration Planning (Hirst) process as well as the asset management project.	Do not Docket
	Mineral Resource Inventory	Planning Commission	Kitsap County	Land Use Chapter?	Yes	n/a	Complete a county-wide mineral resource inventory (supply & demand) and update MRO designation. May include mineral resource policy updates.	A county-wide inventory has not been completed since the early 1990's.	TBD	Yes	9/18/2018	2021	2021-2024	Major	Defer to 2021 in preparation for 2024 Update	Defer
	Non-conforming Zoning	Rienelda Navarro	Landowner	n/a	Yes	n/a	Rezone from UL to a zone that would make the existing commercial development conforming.	Make existing commercial development conforming.	See Exhibit B	Yes	11/5/2018	None	2022-2024	Site: Minor Area: Major	Integrate into a broader zoning audit of non-conforming uses for 2024 Update.	Defer
	Comprehensive Plan & Code Amendment Process	Community Development	Kitsap County	Land Use	No	21.08	Review and update the County's Comprehensive Plan and Code amendment process (KCC 21.08).		n/a	Yes	Nov 2018	None	2019	Minor	The Department and Board have expressed an interest in improving the process and making it more predictable.	Docket as County-sponsored
Area-wide	Manchester Density	Frank Tweten	Landowner	Appendix B	Yes	17.410.046	Increase maximum allowed density, reduce minimum lot size, and allow detached SFRs in the MVC zone.	I want to change the zoning and minimum lot size on the corner of Spring and Main in the Manchester LAMIRD MVC zone to develop 4 single-family residences on 0.38 acre lot.	See Exhibit C	Yes	11/5/2018	None	2020	Site: Minor Area: Major	Defer to Manchester sub-area planning process	Defer
	Public Facility Designations and Park Classifications	Community Development	Kitsap County	Capital Facilities Plan?	Yes	n/a	Update land use designations and zoning classifications to reflect acquisition and disposal of public facility and park property.	Keep land use designations and zoning classifications up to date for public facility and park properties.	TBD	Yes	Annually	None	2019	Minor	Standard annual amendment. Focused on utilities in 2019.	Docket as County-sponsored
	Fircrest & Mile Hill	Community Development	Kitsap County	n/a	Yes	n/a	Update Land Use designations and Zoning classifications for the area.	Area has highly fragmented zoning and existing uses that are inconsistent with current zoning.	TBD	Yes	9/18/2018	None	2019	Major	Expected as follow-up to deferred 2018 site-specific amendment 18-00528 (Hanley Property LLC)	Docket as County-sponsored
	MRO Zone Clean-up	Community Development	Kitsap County	n/a	Yes	n/a	Programmatic removal of MRO zone from parcels that should clearly not be MRO. This is not a mineral resource inventory.	Approximately 53% of parcels currently designated MRO should probably not be designated MRO. The MRO designation imposes significant use restrictions on these parcels, most of which are already developed with residences or businesses.	TBD (see Exhibit D for potential areas)	Yes	10/8/2018	None	2019	Minor	Should remove MRO restrictions from these parcels ASAP	Docket as County-sponsored
Capital Facilities Plan	Parks & Recreation	Parks Department	Kitsap County	Capital Facilities Plan	Yes	n/a	Update the Capital Facilities Plan (CFP) to incorporate changes from the 2018 Parks, Recreation, and Open Space Plan. Update map designations to match inventory.	The CFP inventory and level of service (LOS) need to be updated to reflect new facility classifications in the 2018 Parks, Recreation, and Open Space Plan.	TBD	No	Sep 2018	ASAP	2019	Minor	Part 2 of integrating the 2018 Parks, Recreation, and Open Space Plan into the Comp Plan.	Docket as County-sponsored
	Public Safety: Law Enforcement	Sheriff's Office	Kitsap County	Capital Facilities Plan	No	n/a	Update the Capital Facilities Plan to incorporate updated levels of service (LOS) for the Sherriff's Office	The Sheriff's Office completed a facilities needs assessment for various areas throughout the County. The Comprehensive Plan & Capital Facilities Plan needs to be updated to incorporate the new information.	n/a	No	7/25/2018	2024	2019	Minor		Docket as County-sponsored
	Schools: South Kitsap School District	David McBride	South Kitsap School District	Capital Facilities Plan	?	n/a	Update the Capital Facilities plan to incorporate changes from the South Kitsap School District Facilities Plan.	South Kitsap School District is updating their long-range facilities plan. The Comprehensive Plan & Capital Facilities Plan may need to be updated to incorporate the new information.	TBD	No	7/25/2018	need more info	need more info	Minor	need more info	Docket as County-sponsored

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Site-specific	MRO Removal	Community Development	Kitsap County	n/a	Yes	n/a	Remove the Mineral Resource Overlay (MRO) land use designation and zoning classification from former surface mine properties that are in compliance with Kitsap County Code 17.170.060 or 17.170.065.	Implement the provisions in KCC.	TBD	Yes	Annually	None	Annual	Minor	Standard annual amendment	Docket for applications
	UGA Boundary Change	Dick Brown	Landowner Agent	n/a	Yes	n/a	Rezone from RR to Commercial.	Owner wants to develop into commercial use or apartments.	See Exhibit E	Yes	11/2/2017	None	2022-2024	Major	Defer to 2024 Update when UGA capacity is reviewed. Alternatively, defer to 2020 when site-specific proposals to expand UGAs might be considered under Land Use Policy 30.	Defer
		Dick Brown	Landowner Agent	n/a	Yes	n/a	Rezone from RP to UL	The owner has land on both sides of the UGA boundary. These parcels were previously inside the UGA and the owner would like these back in the UGA.	See Exhibit F	Yes	11/19/2018	None	2022-2024	Major	Defer to 2024 Update when UGA capacity is reviewed. Alternatively, defer to 2020 when site-specific proposals to expand UGAs might be considered under Land Use Policy 30.	Defer
	UGA Infill & Redevelopment	Levi Holmes	JWJ Group; Landowner Agent	n/a	Yes	n/a	Change 109 acres from Industrial/MRO to UL.	Mine is closed and needs to be reclaimed. Proposing a new residential neighborhood for the area. Possibly a mitigation bank.	See Exhibit G	Yes	May 2018	None	2019	Major	Was included in 2018 docket, but applicant withdrew. BoCC put application in "pending status" and will review for 2019 docket if applicant is ready to make a final proposal (see attached)	Docket as a previously deferred application
		Mike Lavallee	Landowner	n/a	Yes	n/a	Change 0.8 acres from UL to Commercial.	The parcel is on a very busy corner and is approximately 50 ft. from a freeway on-ramp. The two other parcels on the two adjacent corners are commercial zones.	See Exhibit H	Yes	7/9/2018	None	2022-2024	Minor	Review during 2024 update when Newberry Hill area could be more broadly reviewed.	Defer
		Angeline Orban Estate, Anita Orban Banks, Executor	Landowner Agent	n/a	Yes	n/a	Change 7.10 acres from Industrial to Urban High Residential (UH) or Commercial (C).	<p>We are interested in developing the subject parcel to contain multifamily dwellings, possibly mixed with commercial uses. Our timing is based upon the Silverdale Sub Area Plan Goals and the need for additional rental housing and economic development in Kitsap County. The Economic Overview described by the Kitsap County Assessor department in its Documentation for Countywide Model, Tax Year 2019, and Property Type: Apartment, describes vacancy rates at 5% or less, and increased apartment rents. The subject parcel is suitable for the requested land use designation based upon, but not limited to, it's location in an area that is well-served by schools, medical services, public transportation, available utilities and trail systems. Requested designation is consistent with existing and planned uses and is compatible with the neighborhood.</p> <p>The County aims to focus a greater share of growth into the urban areas, which may include rezoning properties within the UGA boundary to increase housing and commercial capacity as necessary to accommodate growth targets. The proposed amendment would increase the range of land uses that are allowed on the property and in the immediate neighborhood; the wider range of uses that are allowed in the plan areas requested, may allow for further economic development and provide for housing and jobs within proximity. The re-designation would also tie into the Silverdale Sub Area Plan Goals of Land Use, Economic Development and Housing by providing additional capacity within the Urban Growth Area to properly accommodate a mix of residential and commercial development.</p>	See Exhibit I	Yes	11/5/2018	None	2022-2024	Minor	Review during 2024 update. Alternatively, could be considered during 2020 review of the Silverdale Regional Growth Center under the Puget Sound Regional Council's Vision 2050 regional growth plan.	Defer

Peter Best

From: Peter Best on behalf of Comp Plan
Sent: Wednesday, January 17, 2018 4:49 PM
To: John Willett
Subject: RE: KC Comp Plan update

Hi, John.

Thanks for contacting the Kitsap County Department of Community Development with your comments. We appreciate your interest in the Comprehensive Plan.

The comment period on the scope of the annual Comprehensive Plan amendment process for 2018 has closed. The Board of County Commissioners adopted the initial docket for the 2018 annual amendment process in December following public outreach and a public hearing.

Please note that the Board of County Commissioners review suggestions for amending the Comprehensive Plan on an annual basis. I have added your suggestion to our [catalog of suggested Comprehensive Plan amendments](#), which will next be reviewed by the Board of County Commissioners when determining the scope of the 2019 annual amendment process.

Please let me know if you have any additional questions.

Sincerely,
Peter

Peter Best | Planner
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From: John Willett [mailto:johnwillett@embarqmail.com]
Sent: Thursday, January 11, 2018 11:23 AM
To: Comp Plan <compplan@co.kitsap.wa.us>; Edward E. Wolfe <ewolfe@co.kitsap.wa.us>; Robert Gelder <rgelder@co.kitsap.wa.us>; Charlotte Garrido <cgarrido@co.kitsap.wa.us>; Jim Dunwiddie <jdunwiddie@co.kitsap.wa.us>; Arno Bergstrom <ABergstr@co.kitsap.wa.us>; Steven Starlund <sstarlun@co.kitsap.wa.us>
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Subject: KC Comp Plan update

Planners, concerned people and staff,

As a Planner myself for decades and someone that has been deeply involved with Conservation and Recreation and a businessman that has also been involved in this County and State in the transition into a 21st Century awareness of development and the costs of that development to our lives and the world around us, I can speak with some knowledge of problems ahead for us locally and our state.

Here on the Kitsap I have been very involved with the “Natural Side” branding of the Kitsap. We have taken great steps in living up to that in our planning and preservation efforts, especially on our public lands and shores. But, I feel that we are quickly losing that effort in our stewardship of our Private lands. This is a tricky line to try to walk, as we want to honor people’s rights to their lands, but at the same time we want to preserve the rights of all, including our “Natural” inhabitants and their habitats.

One of the biggest problems is protecting habitats while Clear Cutting our remaining forests, sometimes just when they become, again, viable habitats after decades of re-growth from previous logging and forest habitat devastation. Years ago it was not such a big deal, as there was plenty of forest for the “natural” inhabitants to move to when their home territory was logged off. Now days, that is not the case. We need to recognize that in our planning and make sure we have a plan for where the natural inhabitants can move or can stay while we manage our open spaces and forests.

I want to throw this out to you and see what you think, after I have explained where my thinking has come from and now, where I am leading this conversation. When I was just in my early twenties and fresh out of College and working on Ranches and planting trees in our forests I had the honor of helping put on the first Alternative Agriculture Convention for our state at my alma mater, CWU, in Ellensburg. There I lead the breakout session on forestry and learned from the foresters and owners of a logging technique that has inspired me since, Selective Thinning, is what they called it then. I met forest owners that logged their lands selectively, while supporting their families and making enough money to put their kids in college, all the while they were keeping their habitat and forest healthy, growing big trees and employing local people to help manage their forests.

The Legislature has embraced this kind of thinking just last year with the passage of the “Restorative Thinning” legislation to combat the 20th Century’s mismanagement of our forests and the consequential catastrophic wildfires that have plagued our eastern part of our state. We saw last year that maybe we should also use these techniques in western Washington as the long hot summer made western Washington forests vulnerable to those eastern Washington fires migrating over the cascade crest and into western Washington. The changing climate they say will only make things wetter in the winter and dryer in the summer in these years to come. This means big trouble, as the grasses and weeds grow in the spring big time and then dry out and leave all this very combustible fuel to easily ignite and devastate our over stocked, diseased and unhealthy forests and infill of infrastructure.

So, where I am I going with this? I want to propose that Kitsap County, in their Comprehensive Plan, embrace planning that will incentivize thinning techniques and de-incentivize clear cutting of our forests. Kitsap County Parks is doing that right now in their parks. They are cutting trees, making money, all the while they are enhancing habitat. It can be done and it can be money that is made over a long period of time, instead of wind falls every 60 or so years, which leave our habitats and habitants devastated.

How do we incentivize “selective thinning” and de-incentivize clear cutting? Taxes and fees, I would think. We have a County Forester that can help us navigate this right now. DNR needs to also embrace this attitude with its rules and regulations for areas such as ours and just outside GMA zones. But, like other movements, someone has to ask, for government to respond. So, are there large fees, higher property taxes and habitat restoration requirements that we can put in place for people that want to clear cut their forests? Is there a size limit of clear cutting that is connected to habitat? Can we incentivize selective thinning by having little fees and lowering forest property taxes or keeping them what they are? After clear cutting do we increase the property owners “forest” taxes instead of having them so cheap, as they are today? Also, The problem I think is that forest owners do not know of their options. I have heard loggers tell owners that once their trees reach 60 years old that they stop growing so much because, you can see that the tree is not getting much bigger very fast. This is not true, as the tree is getting bigger around and adding a lot of growth but it is growth that is spread out over an ever increasing surface (circumference) of the tree.

As a builder of custom homes, I also want those big trees to come back so that I can have the beautiful grained timbers and trim that I used to expose naturally in my homes that I built and not have to paint everything to cover up the pieced together products that are being used today. Seeing those natural tree products in their more raw form is also a great teaching tool for our students and it shows them how a tree grows. I cannot give my clients that tight grain straight trim if I don’t have big trees to harvest. Also, clear trim requires better carpentry and less caustic caulking and chemicals to fill voids in the manufactured wood products.

So, in closing, there are many reasons to implement 21st Century forest practices into our planning and thinking. There are more than I have just explained, including my pet project around on the Kitsap, which is Aquifer recharge. We are dependent on our ground water for our homes and our businesses. We have no mountains, big lakes or rivers where we can get or store our water. We also have been left hundreds of feet of geology beneath our feet of clay from the many ice sheets that have covered the Kitsap. That clay is hard for water to penetrate, so we need all the open spaces and forests we can save and use to slow that rain water down to percolate into our aquifer and from going those few miles into the salt water so fast, where we can’t use it for our development needs.

I hope you can see that we need to take this seriously and that in our rewrite of the Kitsap County Comp Plan that we need to call out the need to address these “natural” issues now and not in the future, when it becomes a big problem.

I believe that the Commissioners and DCD should put together a citizens and business community leaders working group and discuss this and come up with suggestions to the Comp Plan and our Codes that will protect and enhance our forests and open spaces and our kid’s future here on the Kitsap. We have a unique situation here on the Kitsap and we need to protect our future, on so many levels, here on the “Natural Side” of Puget Sound.

Respectfully,

John Willett
Kitsap Forest and Bay Coalition, Co Founder
Kitsap County Parks Forest Board, Co-Founder
Kitsap County Non Motorized CAC, Co-Founder
Evergreen Summit on Open Spaces, Executive Comm.
Washington State Water Planning Pilot Program, Science Comm. Chair
John Willett, Planning/Design/Building/Development Co.

Washington State Forest and Open Space Restoration and Preservation.

Hirst H2O Legislation and DNR Forest Health Bill interface/expansion.

Reasons why mature forests are more important today on privately and publicly held properties;

The new Washington State Forest Restoration Law only includes Eastern Washington DNR lands and not Western, Federal and Private lands. Forest Restoration and open space planning legislation should be expanded and considered in the Hirst decision and Senate Bill 6091, which mitigates the Supreme Courts ruling on Water Planning for all of the State. These two laws should work together and the Forest Health law should include Western Washington to restore/preserve forest, habitat, wetlands and open spaces; as healthy forests and open spaces are prime water resource enhancers, as to in stream flow regulators, aquifer rechargers and water filtration enablers, along with land/mud slide protectors.

The big Wildfires that we have seen in the past few years are game changers and have been scientifically proven to be from 100 years of forest management practices that are now creating this massive destruction. It is also a misconception that massive wildfires can only happen in Eastern Washington. Historically; there was a fire that started in LaPush and raged to Shelton in the early 1700s. The forest management problem does not stop or change on the Cascade ridge. The fire fuel load problem is very real in Western Washington too and is a time bomb waiting to explode, as we saw just last summer.

As we know, a functional ecosystem helps our economy by keeping costs low for mitigating things like invasive species and over populated species that ruin our gardens, fields, houses, forests, wetlands, waters, streams, lakes and so much more. Healthy Ecosystems help keep predator populations up, invasive and non-native species down, and consequently native species strong and more disease resistant. Today, a lot of our forests are poor wildlife habitats and ecosystems, leaving our forests in poor health and with huge amounts of dead and dry fuels waiting to explode and cause these massive fires, habitat and infrastructure destruction, and unfortunately human and wildlife life's lost.

If we are talking about ecosystems and how well they help us manage so many things, for economic and environmental purposes, then we must also be aware of managed dense forests, where there is no light that reaches the forest floor and where nothing much else grows on the ground under the canopy. Consequently these types of managed forests are not much of a habitat for any species to live and to be there to balance the ecosystem and ward off invasions of tree and forest destroying invaders. These dense, sparsely managed and sometimes unthinned forests are very dangerous and poor habitats.

What is the science and economics: Forest play a big part in cleaning up our air as trees filter out CO2 and capture it's carbon as a building block for tree growth and putting it back in the ground.

Trees and plants also capture CO2 by root filtration of rain water, know as Acid Rain, helping to keep CO2 out of all waters, and from the harmful acidification of our rivers, lakes, Sound and Ocean.

Forests also decrease flooding as rain water absorption into the ground and into wetlands is maximized, instead of into streams and rivers that can overflow their canals (which have been established for

centuries). Clear cutting increases run off beyond the historical margins in stream volumes, because the water is not being held and used by a working ecosystem and forest anymore, but let run off and released, to flood our infrastructure, that was built for past historical volumes.

We also must remember that forests and the shade that they provide slows evaporation way down and consequently more rain water can percolate down into the aquifer and not be lost to the atmosphere.

Clear cutting and massive wildfires also increase drastic mud/landslides that kill, wipeout infrastructure and clog with silt our streams and rivers. What is the real cost of clear cutting to the state and other private concerns? The science says that a prime cause of the Oso slide was clear cutting the hillside.

Sustainable harvesting of our forests creates local year around timber jobs again. It also creates year around timber milling jobs with sustainable harvesting. Not the boom or bust timber economy that we are in today and the resent past in our timber businesses and communities.

We also need to remember that nowhere else in the world can they grow the trees that the Northwest can. Big, straight, strong and highly workable. This Mature Tree commodity is highly sought after and we see that industry/homeowners will pay good money for this special commodity.

Let's look at the lumber industry now and back when I was young. Back then you had plenty of clear VG fir and hemlock trim that every one raved about, world around. We had big timbers that we could use for structural underpinning, roofs and floors. Now we have wood products that are glued together with caustic chemicals that out gas in our houses, schools and offices for years on end resulting in who knows what chemical exposure that can do who knows what to us and our families. All because we didn't mind our resource and we cut down most all the mature trees and forests. Now we grow and cut immature trees that are too small for structural or finish material so we have to bond small chemically infused and treated pieces together to use to build our infrastructure and constantly inhale its fumes in our closed spaces, homes, offices and in our manufacturing plants.

Sustainable forestry and logging is not a new way of doing things. It has been used successfully for centuries. Families have prospered and have sent their children through college by managing their forests of a few hundred acres, and up, sustainably. Economically sustainable and all the while logging out trees, managing/preserving habitat and most often having more standing board feet and bigger trees in the air than when they first started logging their property; and still logging selected big trees.

Diversity of tree species also helps the forest floor in keeping diseases like root rot in check. These diseases along with invasive insects that thrive in mono culture forest can be devastating, not only to the forests trees but to the property owners pocket book. These diseased trees die and like in Eastern Washington recently, turn into highly combustible fuel that can destroy whole forests, communities and scrubland over night. Historic evidence shows that even in Western Washington huge wildfire can happen, which we saw almost happen just last year as a Eastern Washington wildfire moved from the East to the West over the Cascades ridge and almost destroying Crystal Mt Resort and all its infrastructure, lodges and cabins. These huge wildfires can destroy a forest and habitat for centuries to come and in its wake leave behind mud and landslides that come crashing down drainages and

mountain/hill sides on the heavy rains that seem to come right afterwards, destroying roads, houses, people, more forests and infrastructure. What does this cost? Wouldn't it cost less to restore and preserve healthy forests and manage them with that in mind?

DNR got Mother Nature's message and helped pass the Restorative Forest Health Act last year, along with the Tribes, Nature Conservancy and Trust for Public Lands. We have learned over and over again that Mother Nature does not care about how she restores her forests and open spaces. She will also take her time about doing it and will destroy everything you and your neighbor own along the way.

The USFS needs to get more involved and make forest health again their priority. They are the largest forest manager and owner in the state. USFS must put policies in place to manage their (our) poorly protected and vulnerable forests back into vibrant and healthy economic and ecological status. DNR has created a good template that they can be used for their forests planning and management.

There is a County and State (DNR) disconnect with Tree harvest laws and building codes, which is obvious for those of us that have worked in both areas. County Building Codes require a developer to set back their project and do clearing with a buffer from property lines, State harvest law does not. Trees that are exposed to newly logged/open areas are extremely susceptible to being blown down. Fir trees, which are our dominate species here in WW, have very shallow roots and topple over easily from strong winds, especially around Puget Sound where we have a impenetrable clay layer (thanks to many Glacier periods) just below the top soil. Buffers should take into account this natural problem and require setbacks in clear cuts so that the trees on the neighbors property are not impacted and the trees that are left on the logged areas or the neighbors unlogged areas do not fall on the neighbors structures, infrastructure or knock down other trees on the neighbors property and off the logged property.

Wetland designations and setbacks should be the same at the County and for State allowed Clear Cut Logging. Wetland setbacks that apply to county developers of lands should apply to state allowed logging. Small wetlands (below 1 acre) that can support amphibians, birds and other species are being ignored by DNR rules today for clear cuts and are being destroyed. Here, connectivity is being ignored where multiple small wetlands that have some separation are not being counted as a connected system and are being allowed to be logged off and consequently their small ecosystem destroyed. We should learn by now that things sometimes die (small and large ecosystems) by a thousand small cuts.

Counties are making strides to preserve forests, but they are not making habitat connectivity part of their overall plan. Islands of habitat, as any scientist will tell you, are good, but they are limited in their success in time because of their isolation from other populations of species as diversity in any species is important for success and the long term health of that species.

We know that Counties can make laws that are more stringent than the state, though they can't make laws that are more lenient. We do not have to reinvent the wheel here, as some Counties in the state are already addressing this problem of habitat connectivity and habitat loss in their new laws and incentivizing restorative thinning practices. But, every County in this diverse state has different landscapes, climate and different habitat needs and like the recently passed plan to mitigate the

Hirst/Water Decision; planning needs in the state and Logging in densely populated Counties should not be a one size fits all approach. Though there are many rules that do fit most all situations.

The focus for Tree harvesting should be not only on growing big trees again and everything that comes with a mature forest ecosystem and more fire resistant forests, but water management, neighbors property rights and of habitat sustainability and connectivity, too.

Ideas for forest enhancement and management on all lands in densely populated counties;

Incentives are a must:

If we incentivize sustainable restorative thinning, like Kitsap County Parks is doing today with their management of their newly acquired tree farms that they're turning back into mature forests and connecting to other forests and habitats (Kitsap Forest and Bay Project), we can reach a goal of sustaining/restoring ecosystems that work. At the same time creating sustainable timber jobs to manage the forests, growing and harvesting mature trees, not immature trees, for better quality and stronger cleaner more long lasting wood products for building our communities and economy.

As we know, a forest does not start to function like a ecosystem until it is a least 50 years old. That is when light begins to come back to the forest floor, and that is if it is 'pre-commercially' thinned and 'commercially' thinned as a tree farm. So, how do we incentivize growing longer, thinning not clear cutting, thinning more and longer (restorative thinning can go on forever is the thought), growing bigger trees, and diverse more fire resistant forests?

How do we incentivize restorative forestry emphasizing growing multiple tree species, making open spaces in the forest and making/protecting wetlands? Taxes and Laws?

So to incentivize this might be where there are no or little taxes on the land that adheres to restorative/sustainable forest management plans.

Laws like the new DNR law for restorative thinning should apply to Western Washington. Federal laws should parallel the DNR law so that there is collaboration and continuity in our overall management.

Do we do these incentives just in 'dense' Counties, like the Kitsap? The Counties that have GMA laws?

Do we do this just outside and/or inside GMAs? How far would the boundaries be outside a GMA that this would apply? Is this in all Rural Zones? Is this in suburban zones, too?

Do we de-incentivize clear cutting in forests of certain acres, unless the property owner owns big surrounding forests and do we incentivize restorative harvesting.

Do we make a rule that only a certain percentage of any forest, say 1%, of a property of less than a certain acreage and not connected to a much larger forest can be clear cut (focus is getting 200+ year old trees?).

Do we make a rule that clear cutting is allowed on sections of a forest that have disease or invasive species destroying it, for reasons of not allowing the disease and destruction to travel elsewhere?

Do we disallow clear cutting in semi-rural and rural areas where a forest is surrounded on 3 to 4 sides by developed lands. This is a habitat issue and linking existing and working habitats together.

Do we de-incentify clear cutting by taxing those properties at much higher rates; say 10X today's tree farm designation rate. Example; right now property taxes for tree farms are minimal. Pope and Talbot paid 22K a year in property taxes for 6000 acres in North Kitsap, that the KFBP just bought.

Do we de-incentify clear cutting by (after the above tax increase for clear cutting) back taxing (like when forests are converted to development) 7 years at the higher and new rate to offset collateral costs?

Do we require that "legacy" clumps or "skips" be a part of every clear cut to preserve some very old mature trees and their habitat?

If a property owner still wants to clear cut then there still needs to be a rule that they need to replant within a year. Is that with a historic diversity of tree species (the UW has that research now).

Should there be a rule that clear cut property should have the tree debris that is left after harvesting chipped and spread out over all the clear cut area (a lot of fire districts are not allowing these debris piles to be burned anymore) instead of leaving huge piles of debris all over the property. Would this also help in soil building and rain water retention, evaporation and absorption?

So, do we then leave, reduce, or do away with property taxes on restorative thinning (selective logging) forest projects and sustainably harvested forests that meet certain criteria certified by agencies Like NNRG or DNR and increase taxes on clear cuts?

Can we use King Counties Current Use and Taxation program for Resource protection in rural and semi rural areas as a template for other counties? And make it state wide with the focus on restorative forestry, not clear cutting in densely populated counties? Or in all Counties in the State?

Resource protection programs in King County

There are four current use taxation programs in King County that offer an incentive (a property tax reduction) to landowners to voluntarily preserve open space, farmland or forestland on their property. Once enrolled, a participating property is assessed at a "current use" value, which is lower than the "highest and best use" assessment value that would otherwise apply to the property. These programs encourage the conservation of natural resources in King County by conserving its land and water resources, which include important wildlife habitat, wetland and streams, working forests and productive farmlands.

Two of these programs, the **Public Benefit Rating System (also known as Open Space)** and the **Timber Land** program are administered by the Department of Natural Resources and Parks. The **Forestland** and the **Farm and Agricultural** land programs are administered by the Department of Assessments.

The Public Benefit Rating System (PBRS): PBRS enrollment and associated tax savings are based on a point system. Points are awarded for each PBRS resource category a property qualifies for (such as protecting buffers to streams and wetlands, ground water protection, preserving significant wildlife habitat, conserving farmland and native forestland, preserving historic landmarks and more). The total points awarded for a property's PBRS resources translate into a 50% to 90% reduction in the land assessed value for the portion of the property enrolled. For more information on each qualifying resource category and program specifics, please refer to the Resource Information document.

Timber Land: program enrollment requires a property have between five and twenty acres of manageable forestland, and be zoned RA, F or A. Land participating in this program must be devoted primarily to the growth, harvest, and management of forest crops for commercial purposes and must be managed according to an approved forest stewardship plan.

Farm and Agricultural Lands & Designated Forest Land Programs *Department of Assessments*

For landowners who own revenue generating farm property or larger commercial forests, there are two programs that also offer financial incentives similar to PBRS and Timber Land. **Farm and Agricultural Land:** for land used for the production of livestock or agricultural commodities for commercial purposes. There are financial requirements for enrollment, which are dependent on the size of the land and the gross annual revenue received for the land for three out of the past five years (please refer to RCW [84.34.020](#) for more details).

Forestland: this program is similar to Timber Land but is for property containing more than twenty acres of eligible forestland primarily devoted to the growth and harvest of timber.

Conclusion;

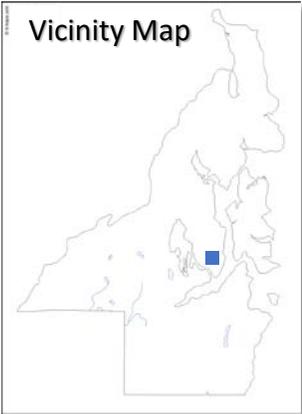
There is no doubt anymore of the problems that come from ecosystem destruction and our planning and management practices that have gotten us to this point. It is obvious to most scientist, people and law makers in our state that we need to keep evolving our processes if we are going to preserve what we all are living here for. Where is there a place where you can raise a family, go from a desert, range, mountains, islands, to rain forests in a day and have such great business opportunities. We are attracting more businesses and people to our state every day because of what we have here; our great business opportunities and our special outdoors. More people means, as you know, more pressure on our environment and infrastructure.

Ecosystem or economic success is not a either or proposition anymore. Our environment is one of our biggest attractors to business. Because of the advances in science and the 21st Century business strategies, we now have better ideas available for sustainable planning. In business we calculate our risks, expenses and do projections from the best available facts and then make good decisions that will guarantee our success and vitality. The fact is that working ecosystems cost less and failing systems cost us more, on so many levels. Here, for our future economic success, business and ecosystem planning must go hand in hand. Done strategically, a Win-Win for all.

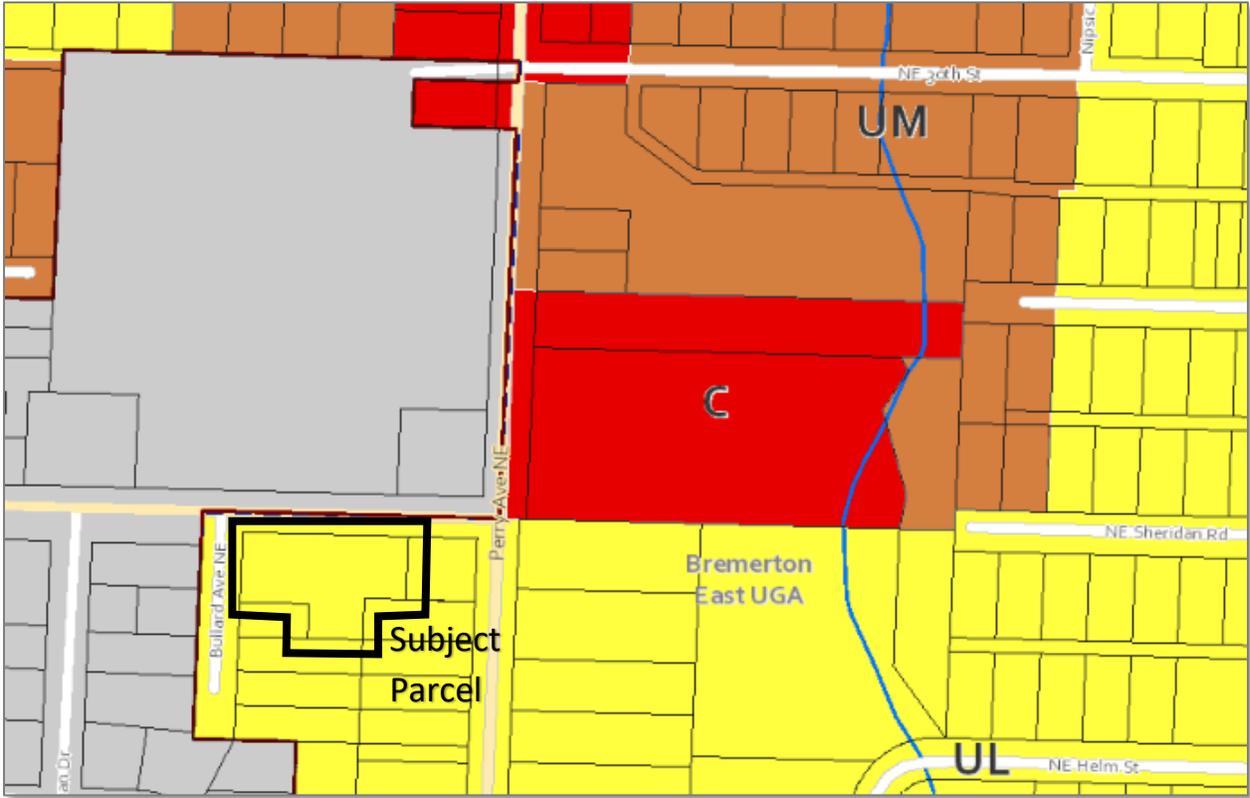
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2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Rienelda Navarro (landowner)
Planning Area:	Bremerton East UGA
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	ULDR – Urban Low Density Residential
<u>Suggested:</u>	Commercial designation TBD
Zoning Map Classification	
<u>Existing:</u>	UL - Urban Low Residential (5-9 DU/Ac)
<u>Suggested:</u>	Commercial classification TBD



2016 Zoning Map



Affected Parcels

Tax Parcel ACCT #	Land Owner	Acres
122401-1-061-2007	NAVARRO REINELDA M & CURRY DAVID G & MARIA C	0.64
		Total
		0.64

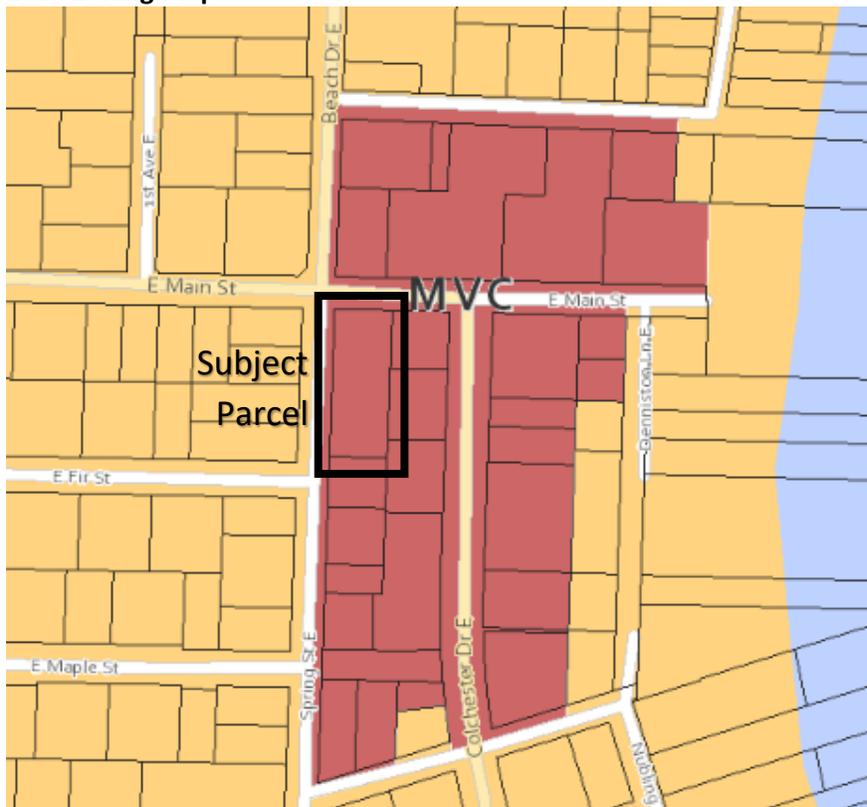
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2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Frank Tweten (landowner)
Planning Area:	Manchester LAMIRD
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	LAMIRD I
<u>Suggested:</u>	No change
Zoning Map Classification	
<u>Existing:</u>	MVC – Manchester Village Commercial
<u>Suggested:</u>	No change



2016 Zoning Map



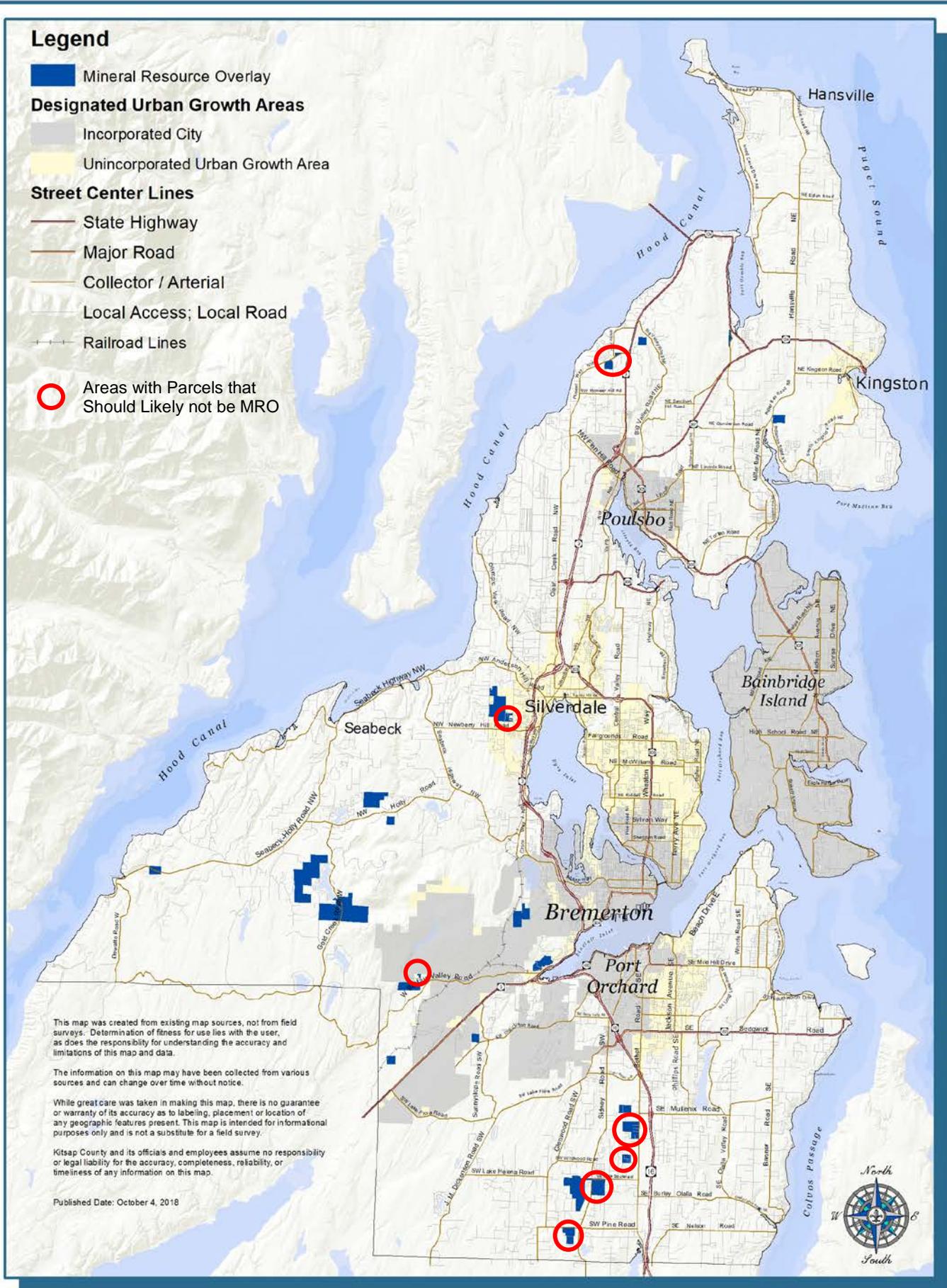
Affected Parcels

Tax Parcel ACCT #	Land Owner	Acres
222402-3-001-2003	TWETEN FRANK	0.38
Total		0.38

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Legend

- Mineral Resource Overlay
- Designated Urban Growth Areas**
- Incorporated City
- Unincorporated Urban Growth Area
- Street Center Lines**
- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road
- Railroad Lines
- Areas with Parcels that Should Likely not be MRO



This map was created from existing map sources, not from field surveys. Determination of fitness for use lies with the user, as does the responsibility for understanding the accuracy and limitations of this map and data.

The information on this map may have been collected from various sources and can change over time without notice.

While great care was taken in making this map, there is no guarantee or warranty of its accuracy as to labeling, placement or location of any geographic features present. This map is intended for informational purposes only and is not a substitute for a field survey.

Kitsap County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, or timeliness of any information on this map.

Published Date: October 4, 2018

Vicinity

South Kitsap
SW Spruce Rd Area



Zoning Acronyms:

SM – Surface Mine Combining Zone (1995-1998)

MR – Mineral Resource Zone (1998-current)

Note: Both zones are an overlay to the underlying zoning.

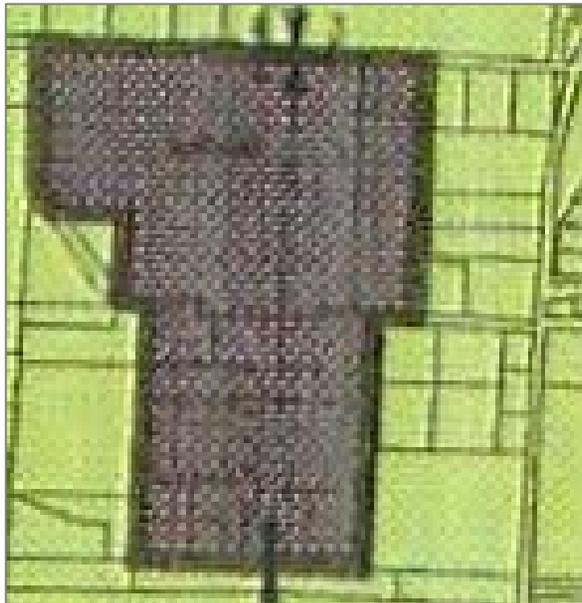
Current Land Use Description & Year Built



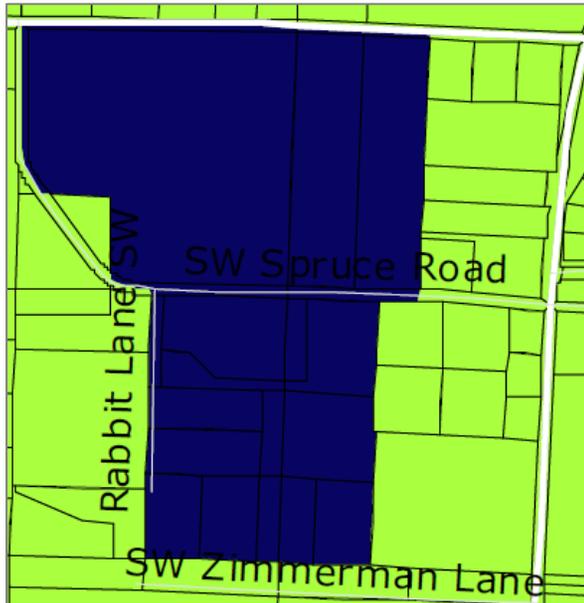
2015 Aerial Photo



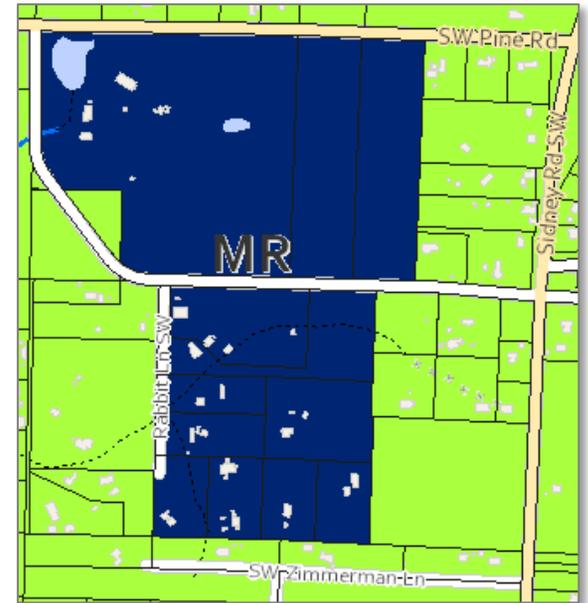
1996 SM Zone (Blue)



2006 MR Zone (Blue)



Current 2016 MR Zone (Blue)



10/5/2018

Vicinity

South Kitsap
Port Orchard Airport Area



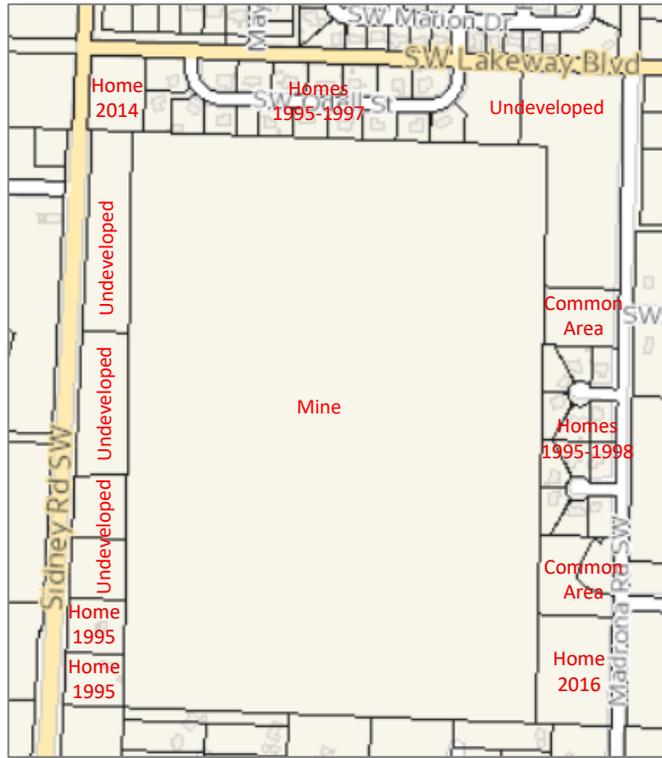
Zoning Acronyms:

SM – Surface Mine Combining Zone (1995-1998)

MR – Mineral Resource Zone (1998-current)

Note: Both zones are an overlay to the underlying zoning.

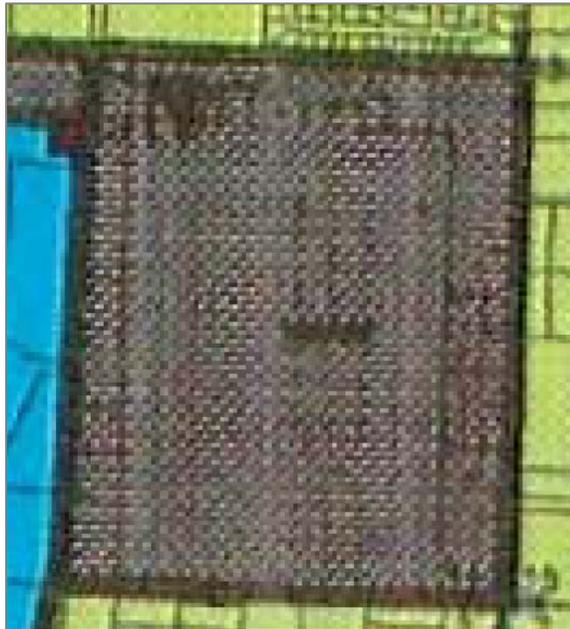
Current Land Use Description & Year Built



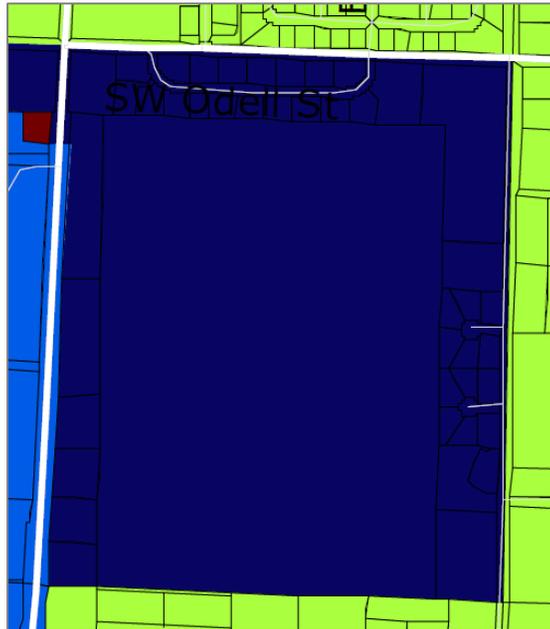
2015 Aerial Photo



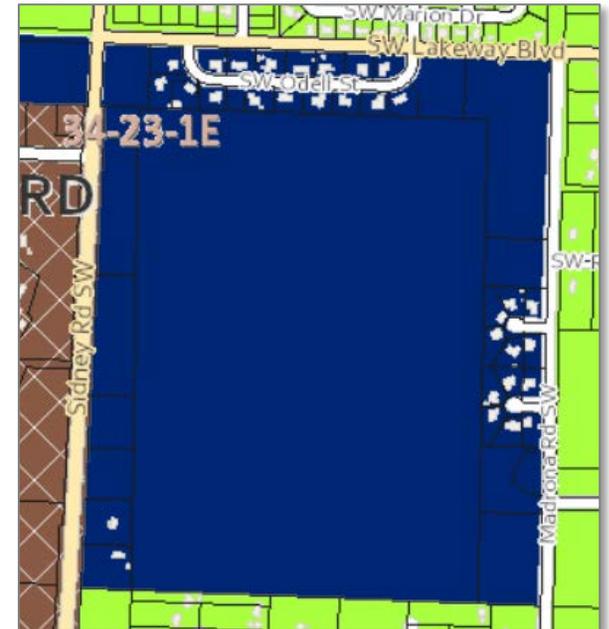
1996 SM Zone (Blue)



2006 MR Zone (Blue)



Current 2016 MR Zone (Blue)



10/5/2018

Vicinity

South Kitsap
SE Swoffard Lane Area



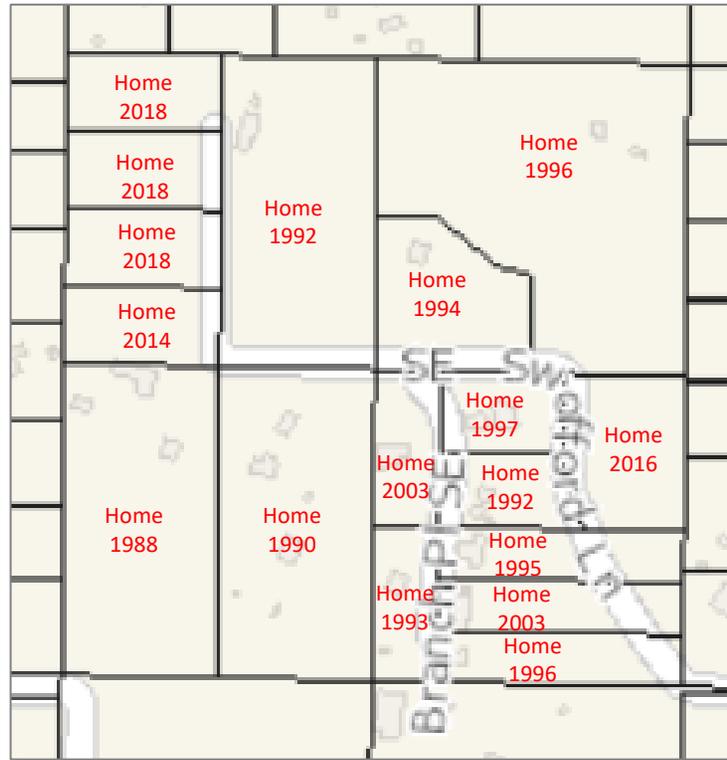
Zoning Acronyms:

SM – Surface Mine Combining Zone (1995-1998)

MR – Mineral Resource Zone (1998-current)

Note: Both zones are an overlay to the underlying zoning.

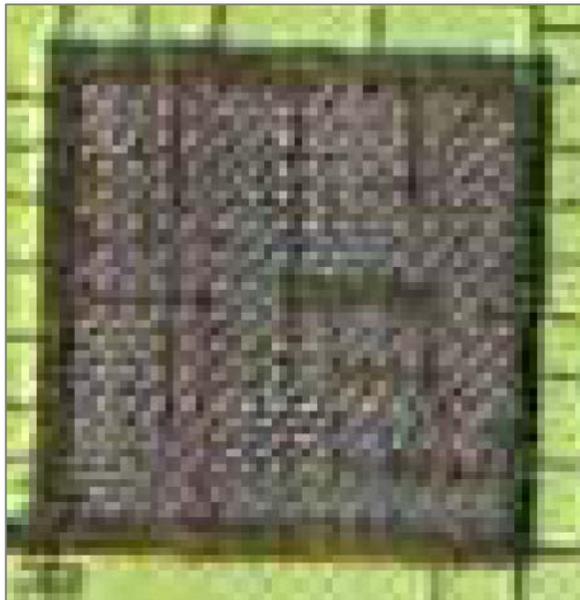
Current Land Use Description & Year Built



2015 Aerial Photo



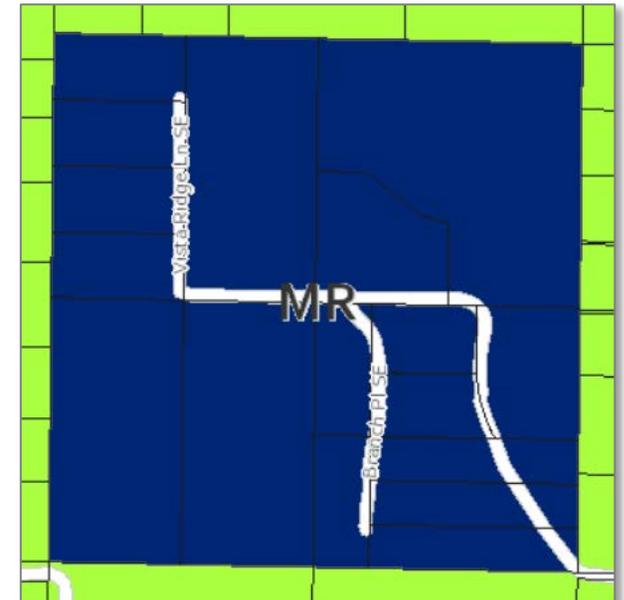
1996 SM Zone (Blue)



2006 MR Zone (Blue)



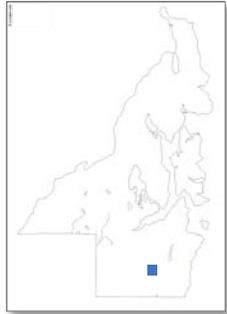
Current 2016 MR Zone (Blue)



10/5/2018

Vicinity

South Kitsap
Bethel-Burley Road SE Area



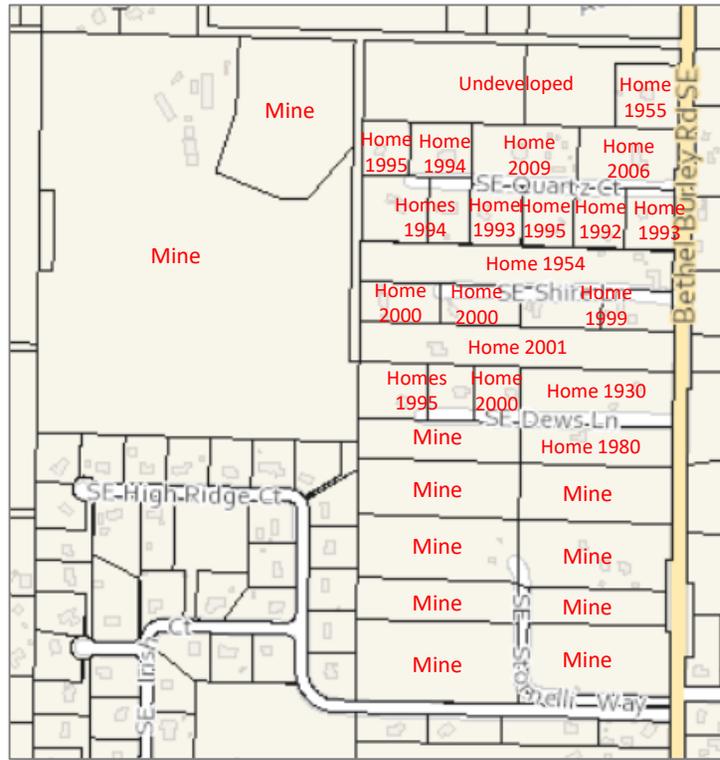
Zoning Acronyms:

SM – Surface Mine Combining Zone (1995-1998)

MR – Mineral Resource Zone (1998-current)

Note: Both zones are an overlay to the underlying zoning.

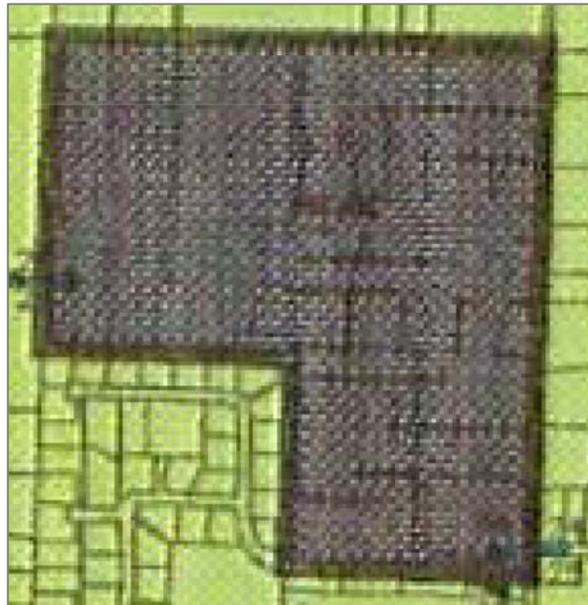
Current Land Use Description & Year Built



2015 Aerial Photo



1996 SM Zone (Blue)



2006 MR Zone (Blue)



Current 2016 MR Zone (Blue)



10/5/2018

Vicinity

South Kitsap
W McKenna Falls Road Area



Zoning Acronyms:

SM – Surface Mine Combining Zone (1995-1998)

MR – Mineral Resource Zone (1998-current)

Note: Both zones are an overlay to the underlying zoning.

Current Land Use Description & Year Built



2015 Aerial Photo



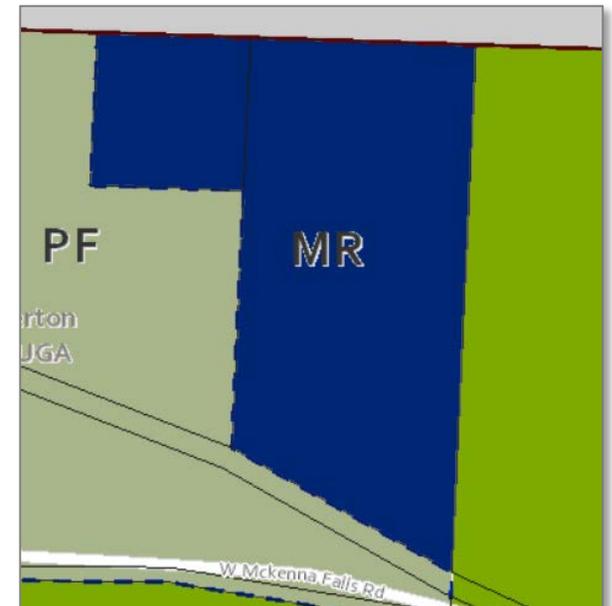
1996 SM Zone (Blue)



2006 MR Zone (Blue)



Current 2016 MR Zone (Blue)



10/5/2018

Vicinity

North Kitsap

Twelve Trees Area



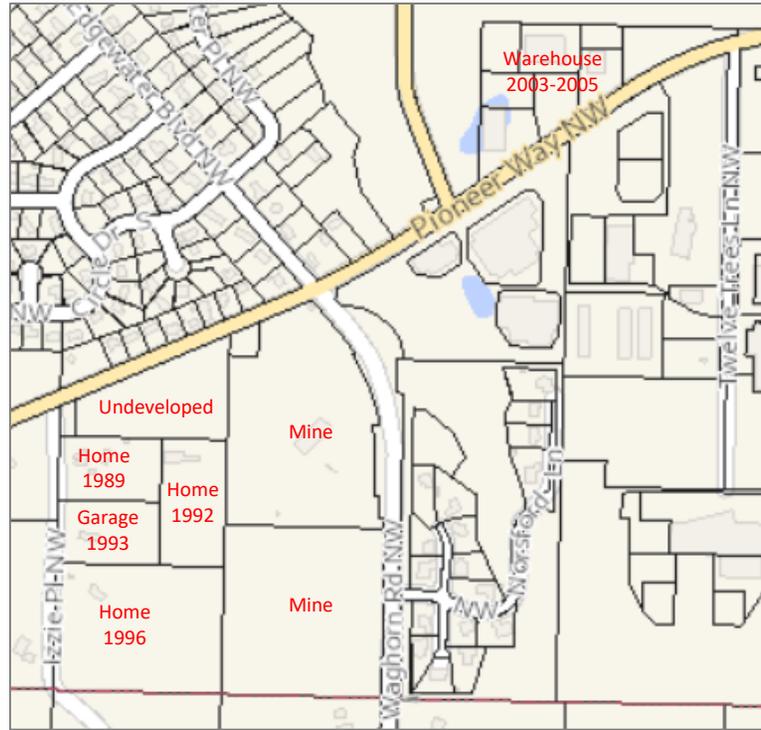
Zoning Acronyms:

SM – Surface Mine Combining Zone (1995-1998)

MR – Mineral Resource Zone (1998-current)

Note: Both zones are an overlay to the underlying zoning.

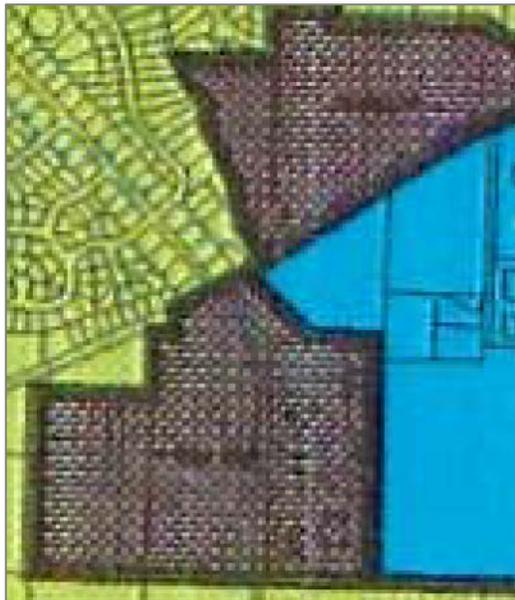
Current Land Use Description & Year Built



2015 Aerial Photo



1996 SM Zone (Blue)



2006 MR Zone (Blue)



Current 2016 MR Zone (Blue)



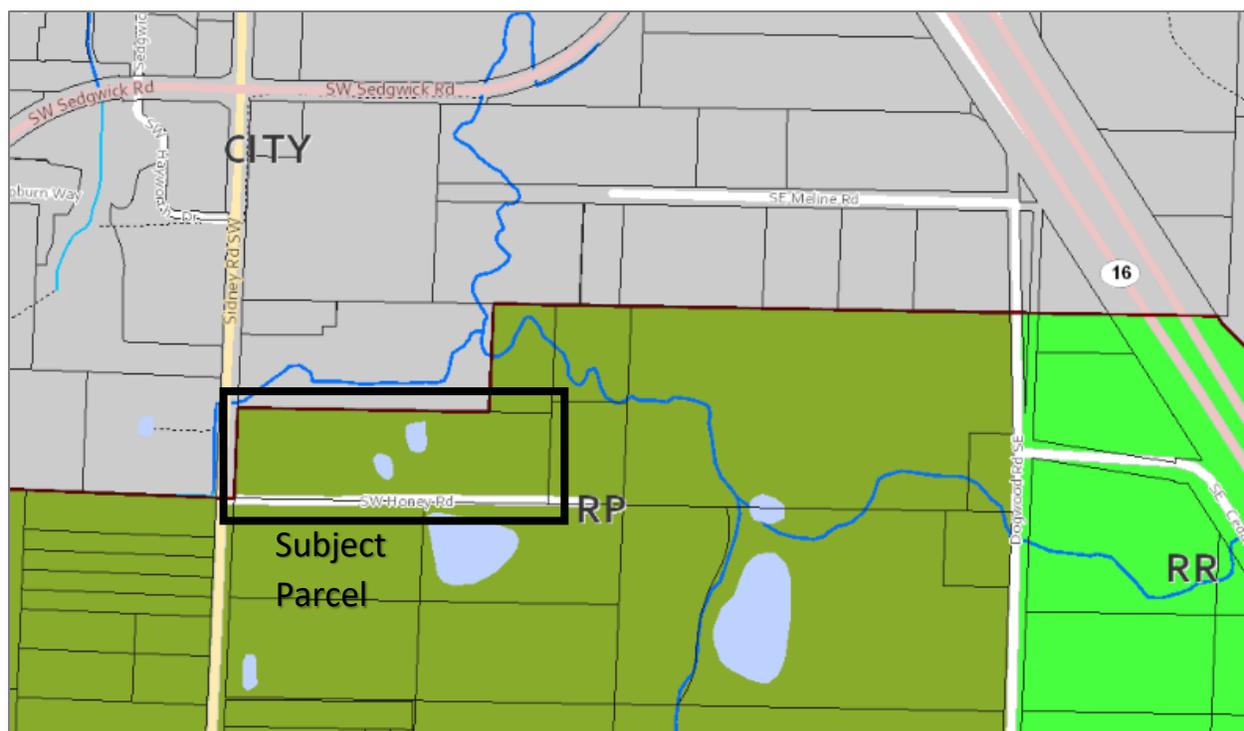
10/5/2018

2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Dick Brown (landowner agent)
Planning Area:	Rural South Kitsap/Port Orchard UGA
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	RP – Rural Protection
<u>Suggested:</u>	UHIC – Urban High Intensity Commercial
Zoning Map Classification	
<u>Existing:</u>	RP – Rural Protection (1 DU/10 Ac)
<u>Suggested:</u>	C – Commercial (10-30 DU/Ac)



2016 Zoning Map



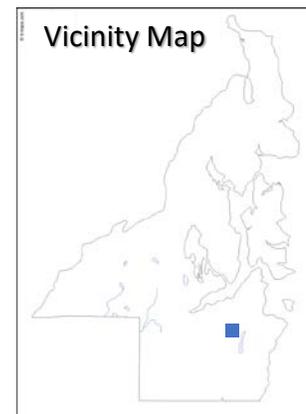
Affected Parcels

Tax Parcel ACCT #	Land Owner	Acres
112301-3-015-2002	YAMAMOTO TERRY Y & AYAKO	7.21
		Total
		7.21

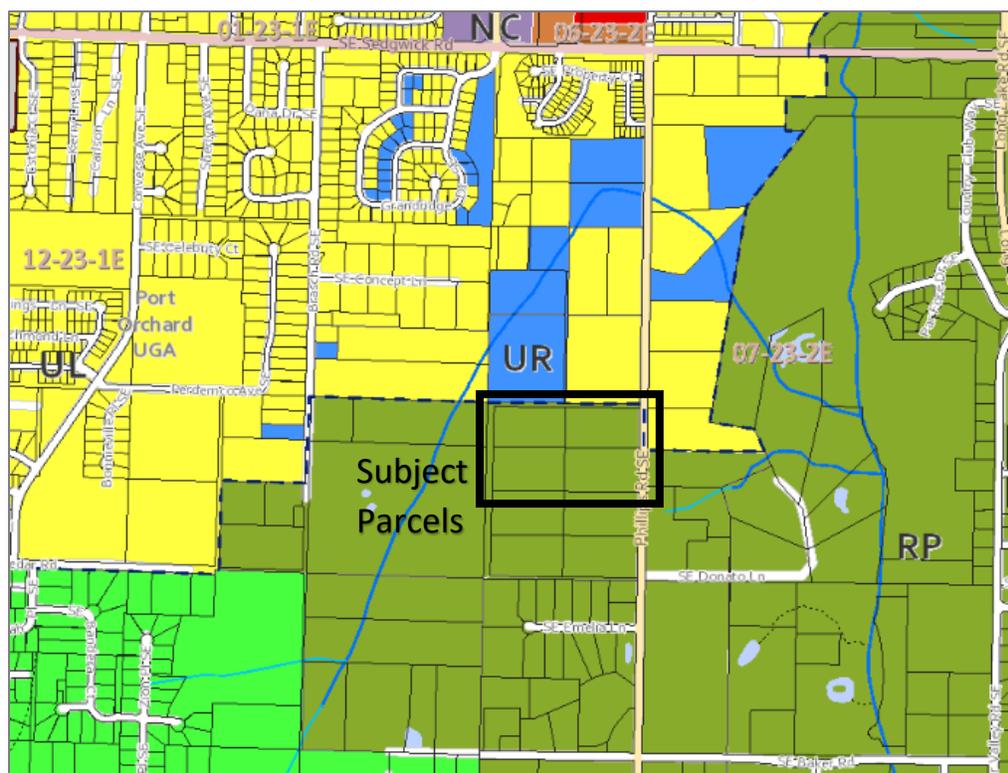
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2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Dick Brown (landowner agent)
Planning Area:	Rural South Kitsap/Port Orchard UGA
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	RP – Rural Protection
<u>Suggested:</u>	ULDR – Urban Low Density Residential
Zoning Map Classification	
<u>Existing:</u>	RP – Rural Protection (1 DU/10 Ac)
<u>Suggested:</u>	UL – Urban Low Residential (5-9 DU/Ac)



2016 Zoning Map



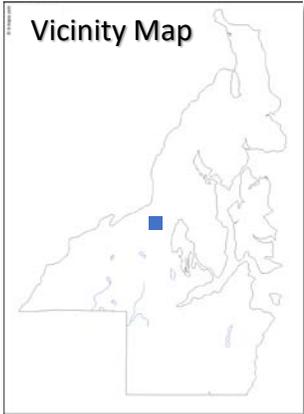
Affected Parcels

Tax Parcel ACCT #	Land Owner	Acres
072302-3-033-2005	RAMSEY LARRY D TRUSTEE	3.68
072302-3-034-2004	RAMSEY LARRY D TRUSTEE	4.06
072302-3-037-2001	RAMSEY LARRY D TRUSTEE	3.82
072302-3-038-2000	RAMSEY LARRY D TRUSTEE	4.21
Total		15.77

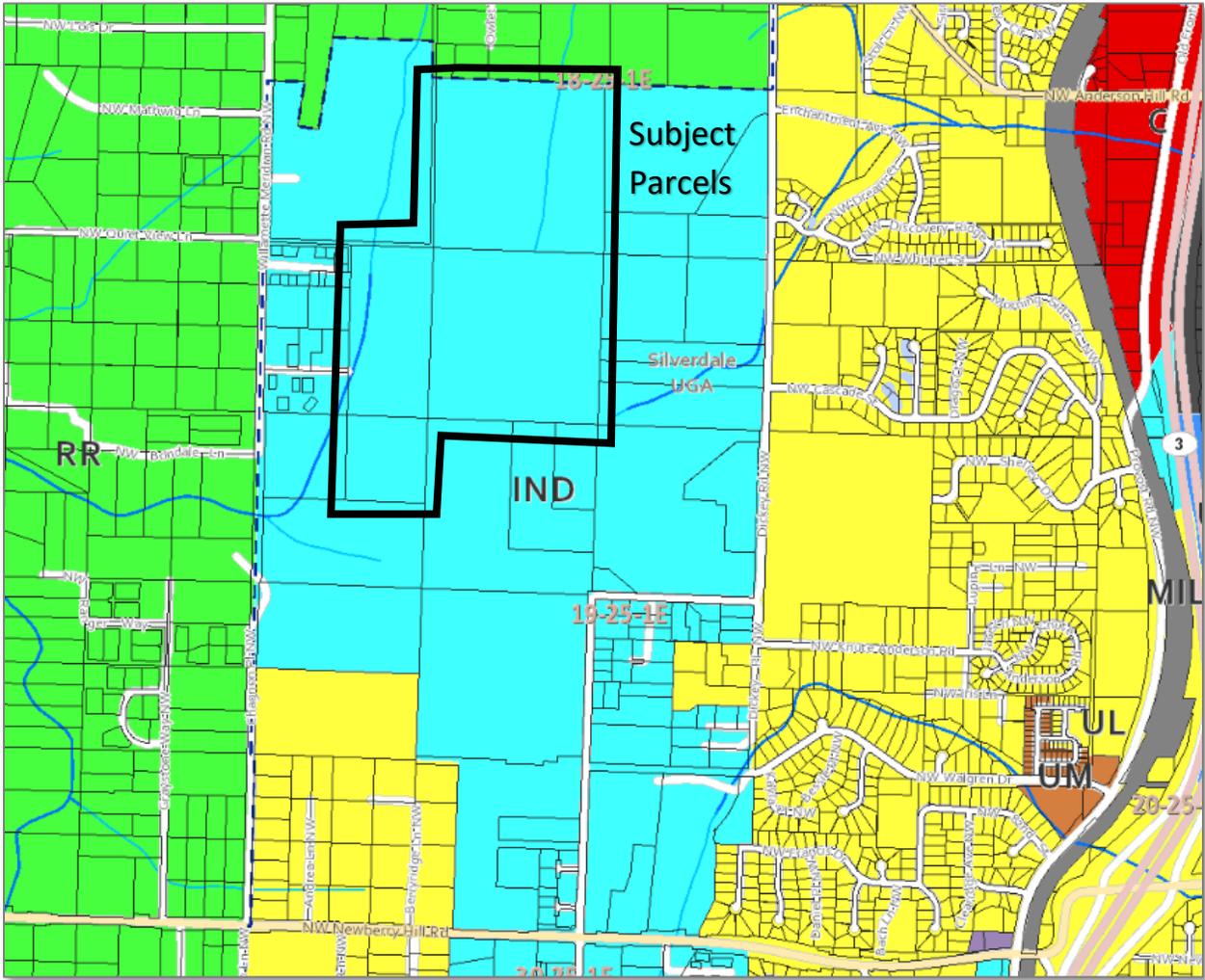
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2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Levi Holmes (landowner agent)
Planning Area:	Silverdale UGA
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	UI – Urban Industrial MRO – Mineral Resource Overlay
<u>Suggested:</u>	ULDR – Urban Low Density Residential
Zoning Map Classification	
<u>Existing:</u>	IND – Industrial MRO – Mineral Resource Overlay
<u>Suggested:</u>	UL – Urban Low Residential (5-9 DU/Ac)



2016 Zoning Map



Affected Parcels

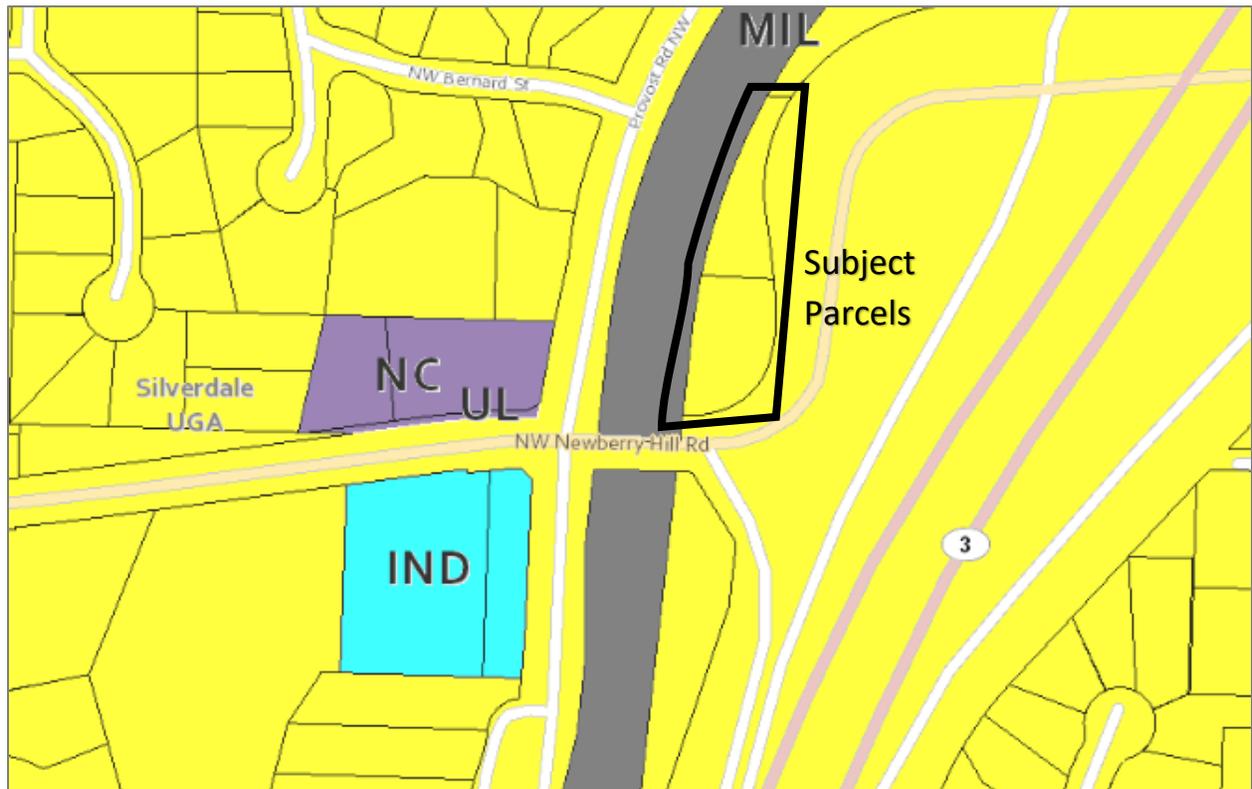
Tax Parcel ACCT #	Land Owner	Acres
182501-3-012-2006	PORT ORCHARD SAND & GRAVEL COMPANY INC	40.15
192501-2-003-2008	PORT ORCHARD SAND & GRAVEL COMPANY INC	40.35
192501-2-009-2002	PORT ORCHARD SAND & GRAVEL COMPANY INC	19.28
192501-2-008-2003	PORT ORCHARD SAND & GRAVEL COMPANY INC	9.50
	Total	109.28

2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Mike Lavellee (landowner)
Planning Area:	Silverdale UGA
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	ULDR – Urban Low Density Residential
<u>Suggested:</u>	UHIC – Urban High Intensity Commercial
Zoning Map Classification	
<u>Existing:</u>	UL - Urban Low Residential (5-9 DU/Ac)
<u>Suggested:</u>	C – Commercial (10-30 DU/Ac)



2016 Zoning Map



Affected Parcels

Tax Parcel ACCT #	Land Owner	Acres
202501-3-010-2004	LAVALLEE MICHAEL RAYMOND	0.46
202501-3-039-2001	LAVALLEE MICHAEL RAYMOND	0.34
	Total	0.80

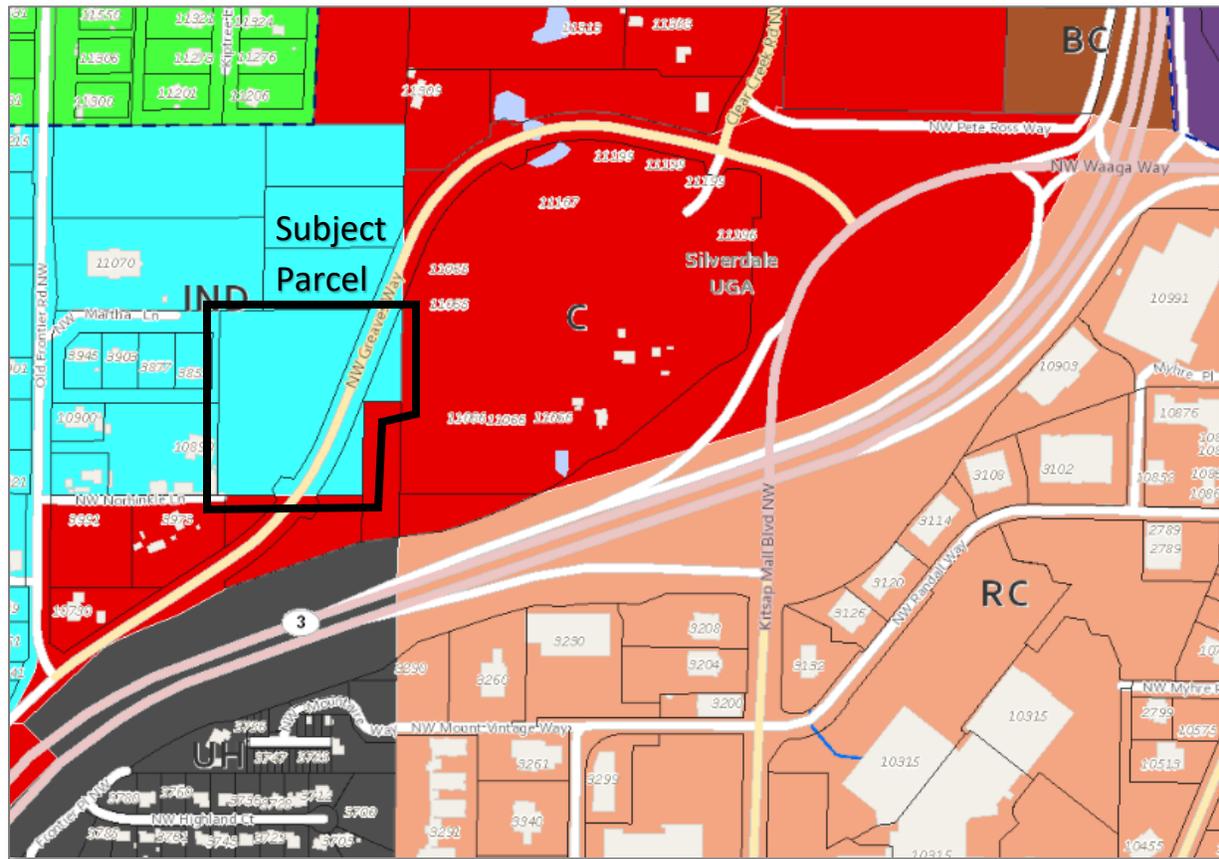
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2019 Comprehensive Plan Amendment Suggestion – Parcel Fact Sheet

Suggested By:	Anita Orban Banks (landowner agent)
Planning Area:	Silverdale UGA
Comprehensive Plan Land Use Map Designation	
<u>Existing:</u>	UI – Urban Industrial
<u>Suggested:</u>	UHIC – Urban High Intensity Commercial; or UHDR – Urban High Density Residential
Zoning Map Classification	
<u>Existing:</u>	IND - Industrial
<u>Suggested:</u>	C – Commercial (10-30 DU/Ac); or UH – Urban High Residential (10-30 DU/Ac)



2016 Zoning Map



Affected Parcels

Tax Parcel ACCT #	Land Owner	Acres
172501-1-016-2007	ORBAN ANGELINE ESTATE	7.10
Total		7.10

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RESOLUTION NO. ____ -2018**PROVIDING FOR THE ANNUAL REVIEW AND POTENTIAL AMENDMENT OF THE KITSAP COUNTY COMPREHENSIVE PLAN, LAND USE MAP, ZONING MAP AND CORRESPONDING DEVELOPMENT REGULATIONS – 2019 INITIAL DOCKET**

WHEREAS, the Washington State Growth Management Act (GMA), RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years. 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; and

WHEREAS, the GMA, RCW 36.70A.130(1), also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation and sets forth a docketing process, RCW 36.70A.470, to accomplish this; and

WHEREAS, Chapter 21.08 of Kitsap County Code (KCC) implements RCW 36.70A.470 and establishes procedures for persons to propose amendments to the Comprehensive Plan; and

WHEREAS, KCC 21.08.030 provides that the Board of County Commissioners (Board) will establish a schedule for an annual review and potential amendment of the Comprehensive Plan including associated changes to development regulations; and

WHEREAS, the GMA, RCW 36.70A.130(2), and KCC 21.08.040 requires all proposed amendments to the Comprehensive Plan be considered concurrently so that the cumulative effects of the amendments can be determined; and

WHEREAS, the GMA, RCW 36.70A.130(1), and KCC 21.08.070 requires all Comprehensive Plan amendments to conform to both the GMA and Kitsap Countywide Planning Policies as well as be internally consistent; and

WHEREAS, Chapter 21.08 of Kitsap County Code describes a public participation process that complies with the GMA, RCW 36.70A.035 and RCW 36.70A.140, and provides for early and continuous public participation in the development and amendment of the Comprehensive Plan and associated development regulations; and

WHEREAS, on **December 10, 2018**, following timely and effective legal notice, the Board of County Commissioners held a public hearing to consider written and verbal testimony on the draft resolution.

NOW, THEREFORE, BE IT RESOLVED that the Kitsap County Comprehensive Plan and associated development regulations in Kitsap County Code will be reviewed for amendment in 2019 as follows:

1. **Areas of Consideration:** Proposals for the following areas of consideration will be reviewed by the Board of County Commissioners to establish the final docket of amendments.
 - A. **County-sponsored amendments:** Kitsap County departments may develop amendments for the following areas of consideration.
 1. **Clarifying Edits:** Limited text and map amendments to improve the clarity and consistency of the Kitsap County Comprehensive Plan and Kitsap County Code. These amendments will be non-substantive and will not change the intent or interpretation of policies or regulations.
 2. **Public Facilities:** Updates to Public Facility designations and Park classifications to reflect the acquisition, transfer, and disposal of property.
 3. **MRO Zone Clean-up:** Remove the Mineral Resource Overlay from parcels where (1) there has been a change in circumstances beyond the control of the landowner [WAC 365-190-040(10)(b)(ii)] or (2) the parcel was designated in error [WAC 365-190-040(10)(b)(iii)]. This amendment is primarily intended to remove MRO regulatory restrictions from parcels substantially encumbered with existing residential or commercial uses and may include a limited number of small undeveloped parcels as deemed appropriate by the Department of Community Development. Other parcels may be evaluated as part of a future county-wide mineral resource inventory.
 4. **Fircrest and Mile Hill Neighborhood:** Area-wide review of the land use designations and zoning classifications in the portion of the Port Orchard UGA in the vicinity of SE Mile Hill Rd and Fircrest Dr SE to:
 - Consider Site-specific Amendment #18-00528 (Hanley Property LLC) within the context of the area;
 - Reduce the fragmented zoning pattern in the area; and
 - Ensure consistent and compatible future development.
 5. **Capital Facilities Plan:** Review and update the Kitsap County Capital Facilities Plan for the following facility types:
 - **Parks & Recreation:** To integrate the 2018 Kitsap County Parks, Recreation, and Open Space Plan.
 - **Public Safety - Law Enforcement:** To review levels of service.
 - **Schools:** To integrate the 2017 South Kitsap School District Capital Facilities Plan.
 6. **Comprehensive Plan and Code Amendment Process:** Review and update the process for amending the Kitsap County Comprehensive Plan and Kitsap County Code to improve the efficiency and predictability of the process as well as clarify the code.
 - B. **Applications:** Applications may be submitted requesting an amendment for the areas of consideration described and allowed in this section.
 - **Text Amendment:** These applications request an amendment to the language of the goals, policies, objectives, principles, or standards of any element of the Comprehensive Plan.

Applications for text amendments will not be accepted.

2. Area-wide Amendment: These applications request an amendment to the Comprehensive Plan Land Use Map and the Zoning Map that affects an area which is comprehensive in nature, and which addresses a homogeneous community, is geographically distinctive, and has the unified interest within the county, such as community, limited area of more intensive rural development (LAMIRD), or subarea plans. An area-wide amendment, unlike a site-specific amendment, is of area-wide significance, and includes many separate properties under various ownerships. Area-wide amendments typically accompany text amendments to goals and policies of the Comprehensive Plan.

Applications for area-wide amendments will not be accepted.

3. Site-specific Amendment: These applications request an amendment to the Comprehensive Plan Land Use map and Zoning Map that affects no more than five (5) contiguous parcels. A site-specific amendment only affects the maps, and not the text of the Comprehensive Plan or a development regulation.

Applications for site-specific amendments will be limited to the following areas of consideration. Applications shall not be accepted if they propose or require a boundary change to any urban growth area (UGA), limited area of more intensive rural development (LAMIRD), or regional growth center.

a. Previously Deferred Applications:

1. #18-00495 (Ace Paving Co; Port Orchard Sand and Gravel Co).

b. New Applications:

1. Removing the Mineral Resource Overlay (MRO) land use designation and zoning classification from former surface mine properties that are in compliance with Kitsap County Code 17.170.060 or 17.170.065.

4. Map Correction: These applications request an amendment to the Comprehensive Plan Land Use and Zoning Map to reflect the actual direction or decision of the Board of Commissioners, as documented in the record. Map corrections shall not affect goals or policies within the Comprehensive Plan text or development regulations.

Applications for map corrections will not be accepted. The Board will only consider proposals for map corrections that are proposed by the Department of Community Development and/or by the Board itself.

- C. **Other:** The Board may reconsider and revise, by amendment, the scope of this resolution to add or modify the types of applications accepted through this process if a need or inadvertent omission is demonstrated and if a full and cumulative review (including environmental review) and batch consideration can still be concluded by the end of 2019.
2. **Batch Consideration:** The Growth Management Act, RCW 36.70A.130, and KCC 21.08.040(A) require that all proposed amendments be considered concurrently on an annual basis (and no more frequently than once per 12-month period), except for those specifically exempted from the batching requirement in KCC 21.08.040(B). The Board of County Commissioners intends to complete the batch consideration of the amendments under this annual docket by the end of 2019.

Therefore, amendments meeting the following criteria shall be automatically removed from the 2019 docket because they will prevent the batch consideration of the amendments in a timely manner and any such amendment applications shall be administratively closed by the Department of Community Development except as otherwise provided below.

- A. Any application submittal that remains incomplete more than 30-days after the application deadline.
 - B. Any application with an incomplete response to a request for additional information more than 30-days past the date of request unless a later deadline was specified in the request.
 - C. Any application with a fee balance more than 90-days past due.
 - D. Any application that involves parcels with an active code compliance case in which the proposed amendment is not a part of the agreed upon process to address the non-compliance.
 - E. Any amendment issued a Determination of Significance under the State Environmental Policy Act (SEPA). These amendments shall be automatically deferred until:
 1. The SEPA process has produced at least a draft environmental impact statement and the Board of County Commissioners has included the amendment in a future docket;
 2. The amendment is withdrawn by the applicant;
 3. The amendment is administratively closed by the Department of Community Development because the SEPA process has not been completed and the application has been inactive for more than 180-days; or
 4. The Board of County Commissioners decide for any reason to stop further consideration of the amendment and close the application.
3. **Transfer of Development Rights:** Kitsap County Code Chapter 17.580 (Transfer of Development Rights) shall apply to site-specific amendments and acquisition of development rights shall be required at the ratios adopted by Resolution 217-2017, or its successor.

4. **Standards of Review:** The procedures and requirements for application, review, decision, and appeal of amendments to the Comprehensive Plan are described in Chapter 21.08 of Kitsap County Code.
5. **Applications:** Applications shall be accepted only for the areas of consideration described in Section 1(B) of this Resolution. Applications shall be submitted on forms available from the Department of Community Development. Applications will not be considered if they are submitted late, incomplete, or do not meet the criteria described in this Resolution. As required by KCC 21.08.050(C), site-specific amendment applicants must participate in a staff consultation meeting with staff prior to submitting an application.
6. **Application Period:** Applications will be accepted starting January 7, 2019 and ending at close of business (4:00pm) on February 8, 2019. Staff consultation meetings regarding site-specific applications may be held prior to this application period.
7. **Application Fees:** Fees for the submittal and review of Comprehensive Plan amendment applications shall be in accordance with Department of Community Development policies and fee schedule.
8. **Public Outreach and Participation:** Public outreach and participation will be conducted as set forth in Chapter 21.08 of Kitsap County Code and in compliance with the GMA. Such outreach may include mailings, notifications, signs, a website, and other electronic and non-electronic means appropriate to the nature and location of amendment requests. Existing or new advisory committees will be consulted and public meetings will be conducted, as appropriate to the nature and location of requested amendments. Public hearings will also be conducted by the Planning Commission and the Board of County Commissioners. Individuals, organizations, businesses, tribal governments, government agencies, and others are invited to provide input and comment on any proposed changes to the Comprehensive Plan and, if applicable, associated development regulations.
9. **Final Docket:** Following the application period, the Department of Community Development shall review all proposed amendments and forward a recommendation to the Board of County Commissioners as to which of the submitted amendments are recommended for further consideration by the County as required by KCC 21.08.050(D)(1). The Board of County Commissioners shall establish the final docket of amendments by either adopting a revised docket resolution or retaining the initial docket by an adopted motion.

DATED this _____ day of _____, 2018.

KITSAP COUNTY BOARD OF
COMMISSIONERS

Robert Gelder, Chair

Charlotte Garrido, Commissioner

ATTEST:

Dana Daniels
Clerk of the Board

Edward E. Wolfe, Commissioner

Approved as to form:

Lisa J. Nickel
Deputy Prosecuting Attorney

2019 Docket Summary Schedule (including 2-year process for amendments that require EIS)

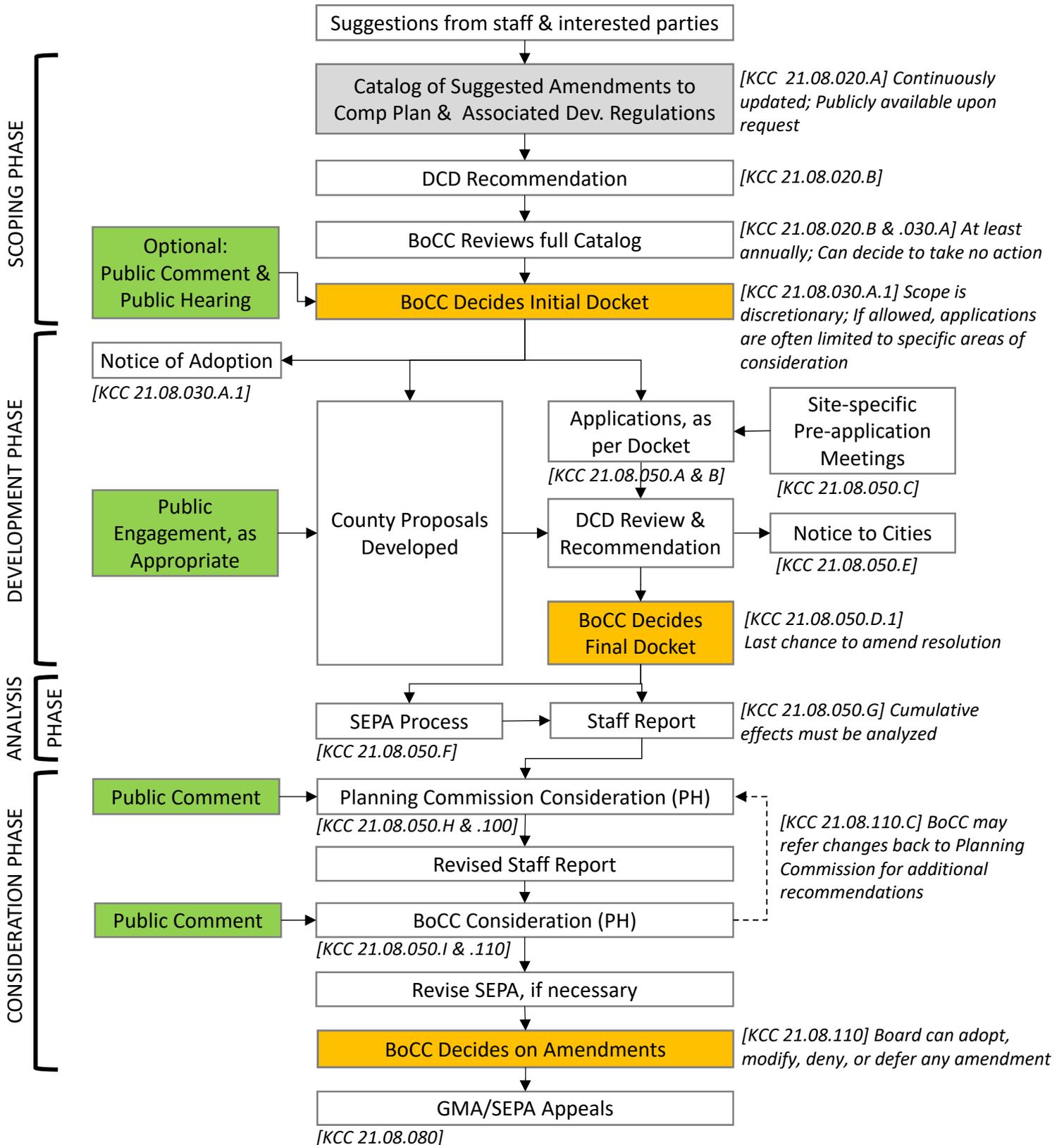
2018		2019												2020																
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
Scoping				FD								Scoping				FD														
		Development												Development																
		Analysis (DNS)												Analysis (DNS)																
							Batch Consideration																				Batch Consideration			



- FD:** Final Docket Resolution
- DS:** Determination of Significance
- DNS:** Determination of Non-significant
- EIS:** Environmental Impact Statement
- SEIS:** Supplemental Environmental Impact Statement

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Summary of Current Comprehensive Plan Amendment Process



Other Notes:

- Process simplified for graphical clarity. SEPA process can vary.
- All Comp Plan amendments must be processed as a batch.
- Process does not apply to certain types of Comp Plan amendments [KCC 21.08.040.B]
- Process does not apply to adoption of Countywide Planning Policies.

BoCC: Board of County Commissioners
 DCD: Dept of Community Development
 DNS: Determination of Non-Significance
 GMA: Growth Management Act
 KCC: Kitsap County Code
 PH: Public Hearing
 SEPA: State Environmental Policy Act

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Kitsap County
Department of Community Development



Programmatic Outreach Plan for
Comprehensive Plan Amendment & Code Amendment Projects

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Purpose

The purpose of this document is to summarize how the Kitsap County Department of Community Development (DCD) will generally conduct outreach related to Comprehensive Plan amendment and code amendment projects.

Note: This is not a project specific plan. It is expected that implementation of this plan will be scaled, as appropriate, to meet the demands of individual projects.

Outreach Goals

DCD believes that outreach for Comprehensive Plan amendment and code amendment projects must meet the following goals:

- Transparency** – Anyone can easily become informed about the process and access materials
- Predictability** – Processes are clearly and consistently communicated so everyone knows what to expect
- Opportunity** – Everyone can participate without significant barriers

Key Outreach Objectives

The following are the key outreach objectives DCD will achieve when conducting a Comprehensive Plan amendment or code amendment project.

Project Step	Outreach Objectives	Audience
Ongoing	<ul style="list-style-type: none"> • Interested parties entering the process at any time can become familiar with the basic what, why, when, how, & who info for project • Interested parties entering the process at any time can catch up and become familiar with project status and past progress • Interested parties entering the process at any time can subscribe to more targeted distribution list • People no longer interested can unsubscribe from the more targeted distribution list 	<ul style="list-style-type: none"> • All interested parties (internal and external) • Late-comer participants
Project Launch	<ul style="list-style-type: none"> • Interested parties are introduced to the basic what, why, when, how, & who info for project • Interested parties subscribe to more targeted distribution list 	<ul style="list-style-type: none"> • Broadest relevant GovDelivery lists • GovDelivery lists from relevant prior projects • Known stakeholders & interested parties
Phase 1 - Scoping	<ul style="list-style-type: none"> • Interested parties can provide input on the scope of the project before the scope is finalized • Final scope of the project is shared 	<ul style="list-style-type: none"> • Targeted GovDelivery lists • Existing advisory groups
Phase 2 - Development	<ul style="list-style-type: none"> • Data and other information is collected from community and expert sources, as needed • Relevant stakeholder groups are equitably represented in advisory groups, if applicable • Interested parties can provide input into the development of the proposal (including alternatives, if applicable) • Draft proposal is shared (including alternatives, if applicable) 	<ul style="list-style-type: none"> • Targeted GovDelivery lists • Existing or new advisory groups, if applicable • Identified experts, if needed • Broad community, if needed
Phase 3 - Analysis	<ul style="list-style-type: none"> • Results of the analysis is shared (SEPA determination, staff report) 	<ul style="list-style-type: none"> • Targeted GovDelivery lists • Existing or new advisory groups, if applicable
Phase 4 - Consideration	<ul style="list-style-type: none"> • Interested parties can provide input on the proposal and analysis (including alternatives, if applicable) 	<ul style="list-style-type: none"> • Targeted GovDelivery lists • Existing or new advisory groups, if applicable
Project Close	<ul style="list-style-type: none"> • Final outcome of the project is shared • Next steps for implementation are shared, if applicable 	<ul style="list-style-type: none"> • Targeted GovDelivery lists • Existing or new advisory groups, if applicable
Follow-on Implementation	<ul style="list-style-type: none"> • Relevant information regarding implementation is shared, if applicable 	<ul style="list-style-type: none"> • Targeted GovDelivery lists • Existing or new advisory groups, if applicable

Primary Outreach Tools

The following tools will be used by DCD when conducting outreach.

Tool	Purpose	Audience	Reach
Online Open House (project website)	<ul style="list-style-type: none"> • What, why, when, how & who info for project • Announcements (notices, events, etc) • Archive for interested parties & late-comer participants • Access to documents • Access to online comment form • Access to other relevant information/education web pages 	Interested parties (internal and external) seeking information online	Will vary
Kitsap County Homepage	<ul style="list-style-type: none"> • Graphical ad to provide a one-click pathway to the online open house • Kitsap News headline to provide a one-click pathway to major events in the project (i.e. public hearings, etc) 	Interested parties (internal and external) seeking information online	Will vary
DCD homepage	<ul style="list-style-type: none"> • Graphical ad to provide a one-click pathway to the online open house • DCD News headline to provide a one-click pathway to major events in the project (i.e. public hearings, etc) 	Interested parties (internal and external) seeking information online	Will vary
GovDelivery	<p>Electronic messages to targeted distribution lists via email, SMS text, Facebook, & Twitter</p> <ul style="list-style-type: none"> • Project launch announcement (also sent to broad lists with invitation to subscribe to more targeted list) • Key process steps & meetings • Online engagement opportunities (surveys, etc) • Plain talk version of legal notices published in Kitsap Sun (e.g. CPA Resolution, Application, SEPA, Hearing, Decision, etc) • Relevant implementation next steps 	Interested parties (internal and external) wanting to receive notifications	~ 7,400 Comp Plan Update List ? Code Update List
Nextdoor	<ul style="list-style-type: none"> • Neighborhood relevant communications • Expand reach of key GovDelivery announcements 	Residents subscribed to "Neighborhoods" in the County	~ 18,200
Legal Notices Published in Kitsap Sun	<p>Notifications required by law</p> <ul style="list-style-type: none"> • CPA resolution adoption • Application • Public Hearings • SEPA determination • Ordinance adoption 	Interested parties (external)	~ 30,000

Tool	Purpose	Audience	Reach
Formal Notification to Tribal Governments & Organizations	Government-to-Government notification to sovereign tribal governments as well as formal tribal organizations (e.g. Point-No-Point Treaty Council and Northwest Indian Fisheries Commission)	Tribes with usual and accustom areas that include any part of Kitsap County	7 Tribes, 2 Orgs
Kitsap1 Call Center	Provide callers <ul style="list-style-type: none"> • Immediate basic project information • Direction to online open house for self-service • Immediate routing to appropriate staff for further assistance 	Interested parties (external) calling DCD	Will vary
DCD Permit Center	<ul style="list-style-type: none"> • Inform visitors of project • Answer visitor questions • Receive comments delivered in person 	Interested parties (external) visiting DCD	Will vary
Smartsheet.com	Online public comments <ul style="list-style-type: none"> • Submittal form • View submitted comments in real time 	Interested parties (external)	Will vary
Standing Advisory Groups	Existing advisory groups: <ul style="list-style-type: none"> • Receive all GovDelivery notifications • Receive project updates from staff 	CACs, DAG, Planning Commission	CACs (55), DAG (15), PC (9)
DCD Director	Be ambassador for project	Public and private meetings	Will vary
DCD Outreach Staff	Be ambassador for project	General public at outreach events	Will vary
County Commissioners	Be ambassador for project	Public and private meetings	Will vary
Commissioner Policy Staff	Be ambassador for project	Public and private meetings	Will vary

The following additional tools may be used, as appropriate, to meet the demands of individual projects.

Tool	Purpose	Audience	Reach
Advisory Groups	Existing or new advisory group with equitable representation of stakeholder groups that are committed to regular meetings. Group can be fixed term or ongoing.	Topic or geographic specific	Will vary
Workshops	Opportunity to share project information, collect input, and engage in group discussion	Topic or geographic specific	Estimate (5-30) per event
In-person Open House	Opportunity to share project information, collect input, and engage in one-on-one discussion	Interested parties (external)	Estimate (5-30) per event
Pop-up Booths	Opportunity to share project information, collect input, and engage in one-on-one discussion	Community events	Will vary
Cognito or Survey Monkey	Online surveys	Broad or targeted	Will vary

Tool	Purpose	Audience	Reach
Slido	Online polling (also can be used for instantaneous in-meeting polling)	Broad or targeted	Will vary
Code Update Notices by Mail	Notification of specific geographic subareas (or individually identifiable properties) likely to be affected by a code update <ul style="list-style-type: none"> • Project initiation announcement (invitation to subscribe to GovDelivery list) • Combined SEPA/Hearing 	Residents and property owners affected by geographically limited code update	Will vary
Area-wide CPA Notices by Mail	Area-wide/subarea CPA notifications regarding <ul style="list-style-type: none"> • Project initiation announcement (invitation to subscribe to GovDelivery list) • Combined SEPA/Hearing 	Residents and property owners within the area	Will vary
Site-specific CPA Notices by Mail	Site-specific CPA notifications regarding <ul style="list-style-type: none"> • Combined Application/SEPA/Hearing 	Adjacent neighbors of site-specific CPA	Will vary
Site-specific CPA Notice Signs	Site-specific CPA notifications regarding <ul style="list-style-type: none"> • Combined Application/SEPA/Hearing 	Adjacent neighbors & surrounding community of site-specific CPA	Will vary
Press Releases	Notify press of important projects at timely and relevant process points	News organizations	Will vary
BKAT	Broadcast announcements, public meetings, or videos	BKAT viewers	Unknown

Key Contacts

Role	Name
Project Executive Sponsor	Louisa Garbo, Director Jim Bolger, Assistant Director
Project Champion	Dave Ward, Planning & Environmental Programs Manager
Project Manager	<i>Project specific</i>
Media Contact	Natalie Marshall, Outreach Specialist
Web Page Editors	Cindy Reed, GIS Analyst Loren Chilson, Natalie Marshall, Outreach Specialist
GovDelivery Account Managers	Natalie Marshall, Outreach Specialist Doug Bear, Kitsap County Communications Manager
Nextdoor Account Managers	Natalie Marshall, Outreach Specialist Doug Bear, Kitsap County Communications Manager
Smartsheet Account Managers	Peter Best, Planner Liz Williams, Planner Darren Gurnee, Planner
Cognito or Survey Monkey Account Manager	Natalie Marshall, Outreach Specialist

Acronyms

BoCC – Kitsap County Board of County Commissioners
CAC – Kitsap County Citizen Advisory Committees (Kingston, Suquamish, Silverdale, Manchester)
CPA – Comprehensive Plan Amendment
DAG – Department of Community Development Advisory Group
DCD – Department of Community Development
PC – Kitsap County Planning Commission
SEPA – Washington State Environmental Policy Act

DRAFT Criteria for new Site-specific Applications for Infill and Redevelopment within UGAs

(An optional amendment to Section 1(B)(3)(b) of the draft 2019 initial docket resolution)

2. Changing the land use designation and associated zoning classification on properties within urban growth areas (UGAs) for the purpose of infill development and redevelopment.
 - A. To ensure timely infill and redevelopment, and to avoid speculative applications, proponents will be required to:
 1. Describe in the amendment application why the amendment is necessary to achieve infill development or redevelopment of the site, how the amendment is consistent with the Comprehensive Plan, and how the amendment reflects the local circumstances of the County;
 2. Provide a conceptual plan in the amendment application that adequately describes the proposed infill development or redevelopment; and
 3. Submit permit applications to implement the infill development or redevelopment by June 30, 2022 or approval of their amendment will automatically expire.
 - B. Applications for this purpose will only be processed if they meet all of the following criteria:
 1. The proposed zoning classification is the same as the classification of at least one of the parcels abutting (as defined in KCC 17.110.010) the proposal;
 2. The proposal includes parcels totaling no more than 5 acres to ensure the proposal is scaled appropriate for infill development and redevelopment and will not significantly change the planned growth capacity of the UGA;
 3. The proposal is in one of the following unincorporated UGAs where the planned growth capacity is less than the adopted growth target.
 - For proposals requesting a change to a residential zone:
 - Port Orchard UGA
 - Central Kitsap UGA
 - Kingston UGA
 - For proposals requesting a change to a commercial or industrial zone:
 - Central Kitsap UGA
 - Silverdale UGA
 4. The proposed area does not include wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, or their buffers (all as defined in KCC Title 19) to avoid intensifying development pressure on these environmentally sensitive areas;
 5. The proposal meets concurrency requirements for transportation, sewer, and water and the proposal will not create or worsen a deficiency for any other type of capital facility in the 2016 Kitsap County Capital Facilities Plan as required by KCC 21.08.070(C)(1); and
 6. To ensure compliance with the size requirements above, parties with an ownership, investment, or other financial interest in one proposal cannot have an ownership, investment, or other financial interest in another proposal closer than 1,000-feet to each other. This does not apply to agents, if their only financial interest is tied to representing or assisting applicants through the Comprehensive Plan amendment process.