

**ORDINANCE AMENDING PORTIONS OF THE SILVERDALE DESIGN STANDARDS AND  
KITSAP COUNTY CODE TITLE 17 CONSOLIDATED USE TABLES RELATING  
TO THE WAAGA WAY TOWN CENTER**

**BE IT ORDAINED:**

**Section 1 General Findings.** The Kitsap County Board of Commissioners makes the following findings:

1. On May 7, 1998, the Board of County Commissioners (Board) adopted the 1998 Kitsap County Comprehensive Plan. Adoption of the 1998 plan satisfied the requirements set forth in the Growth Management Act (GMA). The Comprehensive Plan has been subsequently amended during the period of 2000 through 2008.
2. In February 1998, the Kitsap County Department of Public Works completed a Silverdale access and circulation study. This study identified a need for a connector road between State Route 303/3 interchange, and Clear Creek and Old Frontier Roads.
3. On December 11, 2006, the Board adopted the Silverdale Sub-Area Plan and expanded the Silverdale Urban Growth Area to accommodate the projected growth for the 2025 planning horizon. Specifically, the Waaga Way area was designated and zoned for a variety of new commercial, employment and residential opportunities.
4. In late 2007, The Board of Commissioners directed staff to develop a traffic circulation system for this area to include free-flowing connector roads between the various properties and the Waaga Way Extension Road.
5. In April through July 2008, and in February 2009, a stakeholders group, consisting of developers, property owners and local residents met to discuss the intent, location, funding and design of the Waaga Way connector roads, as well as design standards for the area.
6. In November 2008, the Board adopted a development moratorium for certain properties located within the Waaga Way area in order to preserve public welfare and to prevent development within the area that may be contrary to this comprehensive planning effort.
7. In December 2008, the Board adopted amendments to the Silverdale Sub-Area Plan and Silverdale Design Standards which provided goal and policy guidance, as well as design intents for the Waaga Way area.
8. On January 28, 2009, Kitsap County submitted a 60-day notice of intent to adopt additional design standard and code amendments for the Waaga Way area to the Washington State Department of Community, Trade and Economic Development (CTED). A CTED letter of acknowledgement of receipt was received on January 29, 2009. The CTED comment period ended on March 30, 2009.
9. On February 6, 2009, Kitsap County released to the public draft amendments to the Silverdale Design Standards, specifically the Waaga Way Town Center and Kitsap County Code Title 17 Consolidated Use Tables.

10. On February 7, 2009, Kitsap County issued a State Environmental Policy Act (SEPA) addendum to the August 23, 2008 Determination of Non-Significance and Notice of Adoption of Existing Environmental Documents. The SEPA comment and appeal period closed on February 18, 2009. No comments or appeals were submitted.
11. On February 6, 2009, Kitsap County issued the Notice of Application and Notice of Planning Commission Public Hearing in the legal publication of record in regards to the proposed amendments.
12. On February 10, 2009, following timely and effective public notice, the Planning Commission held a work-study session to review and discuss proposed amendments.
13. On February 17, 2009, Kitsap County Special Projects issued a staff report on the proposed amendments consistent with the schedule identified in Kitsap County Code Title 21, Type IV Legislative Procedures.
14. On February 24, 2009, following timely and effective public notice, the Planning Commission held a public hearing to consider verbal testimony on the draft amendments. Written testimony for consideration through the Planning Commission process was closed on February 26, 2009 at 4:30 PM.
15. On March 3, 2009, the Planning Commission, following timely and effective notice, deliberated on the proposed amendments contained within the Waaga Way Town Center and Title 17 Consolidated Use Tables. On March 17, 2009, the Planning Commission approved their findings of fact and recommendations regarding the proposed amendments.
16. On March 23, 2009, the Kitsap County Board of Commissioners, following timely and effective notice, held a public hearing on the proposed amendments and Planning Commission recommendations. Written testimony was accepted until March 26, 2009 at 4:30 PM.
17. On April 13, 20 and 24, 2009, respectively, following timely and effective notice, the Board of County Commissioners deliberated on the draft amendments and Planning Commission recommendations.
18. The proposed amendments are consistent with the Washington state Growth Management Act (GMA), State Environmental Policy Act (SEPA), and Kitsap Countywide Planning Policies (CPPs).
19. The proposed amendments are consistent with the goals and policies contained within the Kitsap County Comprehensive Plan and Silverdale Sub-Area Plan.
20. The County conducted a full public participation process to develop connector road alternatives, design standards and produce a staff report and recommendation.
21. The proposed amendments consider natural systems and topography in the location and design of proposed connector roadways to minimize impacts to environmental features.

22. The proposed amendments establish predictability for future development while providing appropriate flexibility as projects evolve from the programmatic level of detail to project-specific.

**Section 2 Silverdale Design Standards-Waaga Way Town Center.** To promote the public interest and welfare of Kitsap County's citizens, in accordance with the GMA and based upon the abovementioned findings, the Kitsap County Board of Commissioners hereby adopts amendments to the Silverdale Design Standards, specifically Chapter 10 Waaga Way Town Center, hereto as Attachment A.

**Section 3 Kitsap County Code Title 17 Consolidated Use Tables.** In accordance to the abovementioned findings, the Kitsap County Board of Commissioners hereby adopts amendments to the Kitsap County Code Section 17.381.040(B) and Section 17.381.050, adopted by Ordinance 367-2006 and last amended by Ordinance 420-2008, hereto as Attachment B.

**Section 4 Scrivener Errors.** Should any amendment that was passed by the Board during its deliberations on April 13, 2009, April 20, 2009 and April 24, 2009 be inadvertently omitted upon publication, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board.

**Section 5 Moratorium Repealer.** This Ordinance hereby repeals Ordinance #417-2008 relating to the Waaga Way Moratorium.

**Section 6 Effective Date.** This ordinance is effective immediately upon adoption.

**Section 7 Severability.** If any provision of this ordinance, or its application to any person, entity or circumstance is for any reason held invalid, the remainder of the ordinance, or the application of the provision to other persons, entities or circumstances, is not affected.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON

ATTEST:

\_\_\_\_\_  
CHARLOTTE GARRIDO, Chair

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STEVE BAUER, Commissioner

\_\_\_\_\_  
Opal Robertson  
Clerk of the Board

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JOSH BROWN, Commissioner

Approved as to form:

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Deputy Prosecuting Attorney