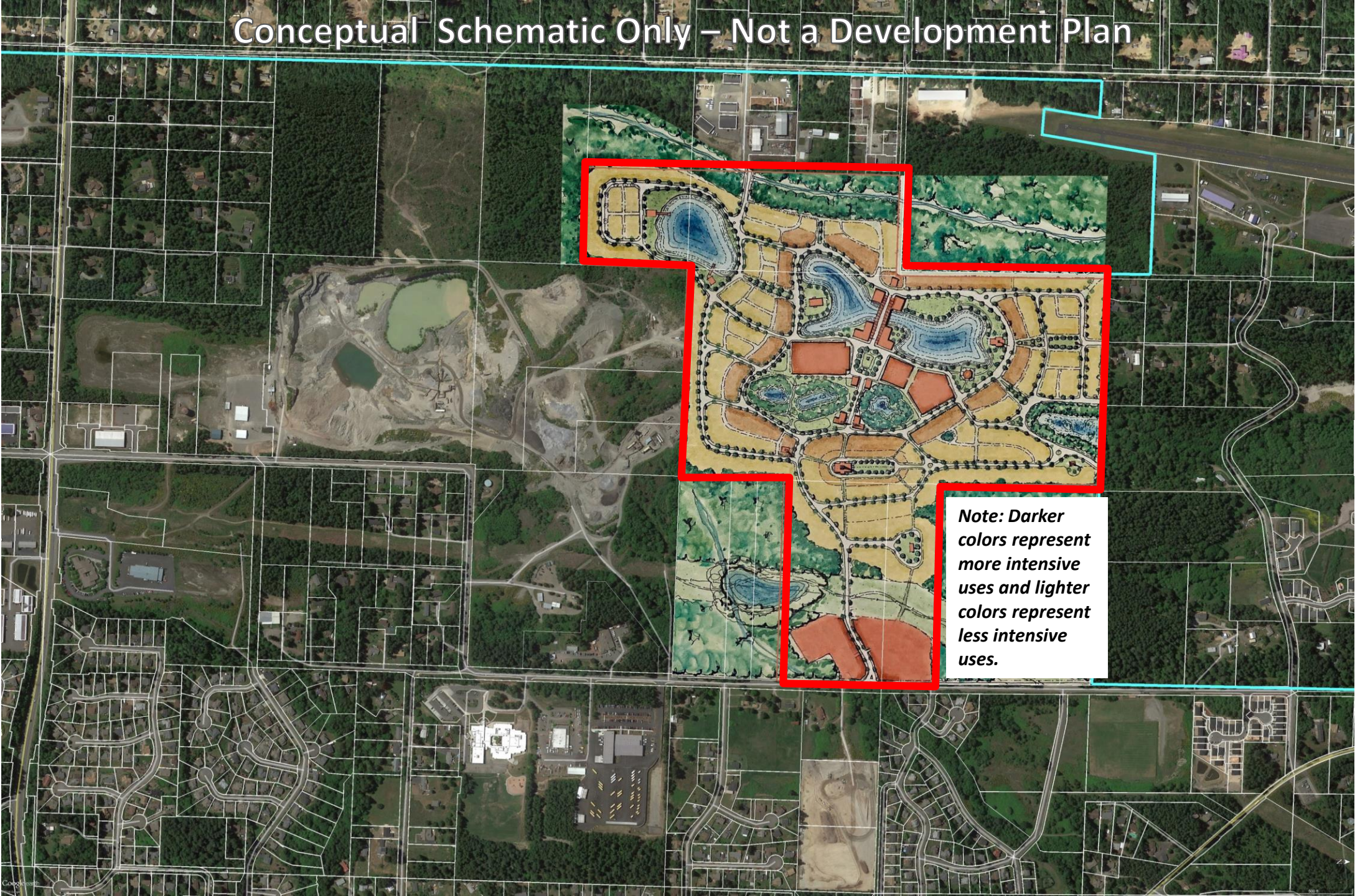


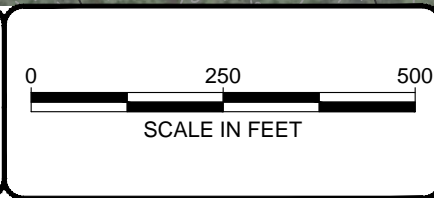
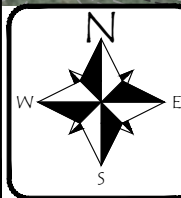
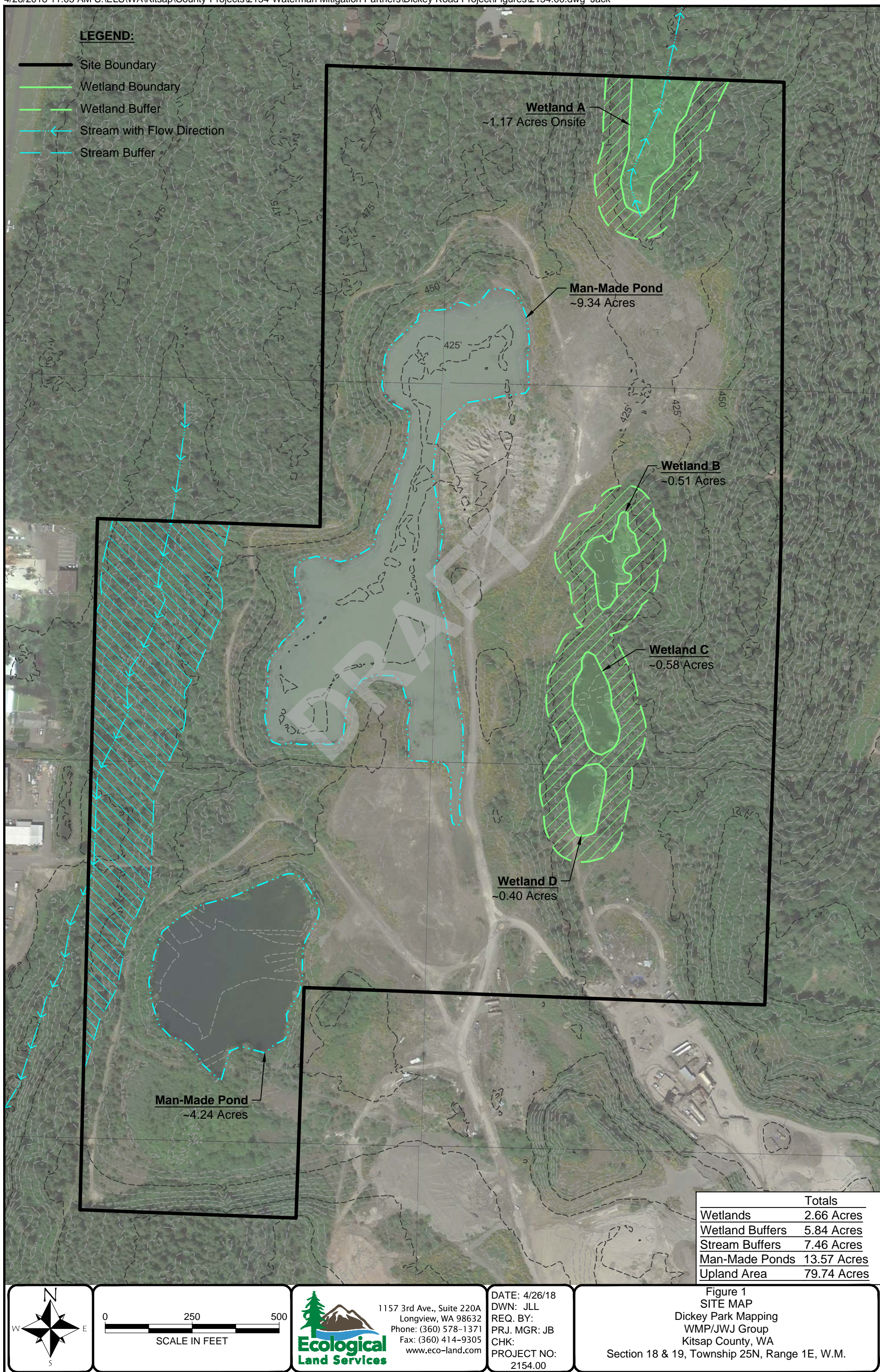


Conceptual Schematic Only – Not a Development Plan



Note: Darker colors represent more intensive uses and lighter colors represent less intensive uses.





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DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO:
2154.00

Figure 1
SITE MAP
Dickey Park Mapping
WMP/JWJ Group
Kitsap County, WA
Section 18 & 19, Township 25N, Range 1E, W.M.



Kitsap County
Annual Comprehensive Plan Amendment Process for 2018



Site-Specific Amendment Application
Review Criteria Narrative

Instructions: This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

Introduction

Each proposed amendment to the Comprehensive Plan must demonstrate how the review criteria from Kitsap County Code (KCC 21.08.070) have been met. These criteria are used by the Department of Community Development in developing its recommendation, the Planning Commission in reaching its recommendation, and the Board of County Commissioners in making its decision. The following are the review criteria applicable to site-specific amendments rephrased in the form of questions.

Review Criteria: General

All applicants must answer the questions in this section.

1. How have the circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located substantially changed since the adoption of the Comprehensive Plan or applicable development regulations?

The historical use of the site has been a gravel and sand mining operation and the resource has been depleted. The site reclamation process is not yet complete, and the underutilized property will be available for redevelopment upon the completion of this process. The reclamation of the mine into productive and useable parcels within the Urban Growth Area will be coordinated with the final grading as provided for in Kitsap County Code Section 17.170.065. The proposal was derived in coordination with input from DCD staff meetings and suggestions and includes the former mining property and adjacent industrial properties that provide direct access to Dicky Road NW.

Apart from the mining activities, this specific industrial area has seen minimal Industrial development in the past several decades. The demand for industrial development in the Silverdale Urban Growth Area has been far below the projected needs and a significant growth factor for industrial development is being directed to other parts of the County and to the local Cities.

Presently, Kitsap County is experiencing a shortage of housing supply to be able to meet the needs of the population growth and the local economy. Commercial and residential demand will continue to increase with the relocation of Harrison Hospital and the ancillary medical support business that will be occupying the Silverdale UGA in the near future. None of this medical driven demand was calculated as part of the previous UGA study and has significantly altered the makeup of economic demand factors and may explain the waning need for additional industrial capacity within the Silverdale UGA.

Reclamation of this former mining land and conversion to residential and commercial uses would best serve the growing needs of the Silverdale Urban Growth area and the community.

2. How are the assumptions upon which the Comprehensive Plan is based no longer valid, or is there new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations?

The primary assumption that has changed is that the gravel mine has depleted the resource and can now be redeveloped. Much of the subject property has been an active gravel mine since before the Growth Management Act. In all of the past comprehensive plan updates the majority of the property was assumed to be an active mine and therefore it was treated as developed property. Now that the mining activity is complete, an appropriate use for the property must be considered. Furthermore, market conditions for industrial property have slowed considerably and residential units are in short supply. The addition of the fast ferry system is also bringing increased population to Kitsap County which in turn creates additional demands for residential units as well as complimentary commercial services.

3. How is the requested amendment in the public interest and the proposal consistent with the Kitsap County Comprehensive Plan?

The proposal is consistent with the Goals and Policies of the Kitsap County Comprehensive Plan. The designation of former under-utilized Mineral Resource Land to Residential Urban Low and Neighborhood Commercial would not significantly impact the employment growth capacity of the Silverdale UGA or Countywide UGA as both remain within +/-5% of the targets.

The designation of the additional residential land within the UGA would accomplish the goal to direct new residential units to Urban Growth Areas and would further minimize the rural/urban residential split.

Current residentially zoned property is in short supply and many of the sites available have significant development challenges. Kitsap County continues to have less than two months' supply of housing units which is considered a seller's market and leads to increased housing costs. By adding the residential aspect of this proposal, it will help add to the housing supply which in turn balance the market.

The Neighborhood Commercial zoning will allow for a walkable mixed-use neighborhood with amenities nearby for both the residents of the subject property as well as the numerous residential units located in the vicinity. Currently there is a limited supply of commercial property able to serve the residents who reside west of Silverdale. This commercial property will allow opportunity to serve residents without the need to travel long distances.

Additional Review Criteria: All Site-specific Amendments

All applicants must answer the questions in this section.

4. How will the proposed amendment meet concurrency requirements for transportation, sewer and water, and not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services? Explain or attach documentation.

The proposed amendment will continue to meet the goal of being within +/-5% of the population and employment targets for both the Silverdale UGA and Countywide UGA. This will be a minimal change that the capital facilities providers will be able to account for. Furthermore, the applicant has been in discussions with Kitsap County Public Works Sewer and Roads division, Silverdale Water District, Kitsap Transit, Central Kitsap School District, and Central Kitsap Fire District. The majority of the providers have confirmed they can address any concerns at the time of a future project specific application through analysis and potential mitigation.

5. How is the proposed amendment consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflect the local circumstances of the county?

As previously discussed, job capacity will still be in excess of the planning requirements. The redesignation and rezone to Urban Low Residential will allow construction of housing that will comply with the Comprehensive plan goals and policies for provision of housing for residents of Kitsap County. There is a strong need for residential housing in the County, especially in the Silverdale UGA. Other residential developments in this neighborhood have experienced high sales rates indicating the desirability of residential housing in the area.

The Comprehensive Plan is considered balanced if the growth capacity is within +/-5% of the target. This proposal will maintain that balance and therefore will continue to be consistent with the goals, policies, and objectives of the Kitsap County Comprehensive Plan.

Furthermore, the proposed amendment meets the following specific goals, policies, and objectives:

- Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas
- Land use policy 2. Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas
- Land Use Policy 7. Facilitate mixed use development in commercial designations
- Land Use Goal 3. Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.
- Land Use Policy 16. Promote housing preservation and development in areas that are already well-served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.
- Land Use Policy 29. Through application of Growth Management Act goals, increase density in urban areas and limit sprawl in rural lands.
- Economic Development Policy 9. Encourage mixed use developments within commercial districts that will enhance the visual, economic, and environmental quality of these areas and improve the transition between commercial and residential districts.
- Transportation Policy 1. Coordinate a “safe routes to schools” program with local school districts and prioritize non-motorized improvements and connectivity around schools.
- Transportation Policy 3. Continue to require sidewalks on roads when development occurs within Urban Growth Areas.
- Silverdale Policy 1. Monitor land supply over time to ensure a continued adequate supply of residential, commercial and industrial designated land to meet Silverdale’s population and employment targets and to meet the needs of unexpected growth.

- Silverdale Policy 14. Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take advantage of the investment in existing buildings and infrastructure.

6. How is the subject parcel(s) suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, and consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood?

The underutilized former mining site is suitable for much needed residential development with acceptable topography, access, utilities, and an existing disturbed land and soil features that will preserve undisturbed natural environments elsewhere within the Urban Growth Area.

The site possesses many amenities that will be desirable for a residential development. The site is served by some utilities at the present time and as new development is built the appropriate utility extensions will be constructed. Access to the site is available to Willamette Meridian Road and Dickey Road and the approval of the residential designation would facilitate much needed emergency services east-west cross connections between those major north-south corridors.

Existing industrial use nearby is minor in use and the negative impacts of any possible adjacency of any residential zone is evaluated and mitigated as part of the land use subdivision development and entitlement process. Numerous examples of residential development adjacent to industrially zoned parcels have been approved within Kitsap County and exist as a model of the land use entitlement process.

Within Table KCC 17.420.060 the Footnotes for Tables, Footnote #27 was created to address this very issue and has successfully mitigated the potential adjacency issues. Any new development would equally be required to comply with Footnote #27:

KCC 17.420.060 Footnote #27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses Apex Airport is nearby and other Industrial Zoned areas exist adjacent the site on the other boundaries. Residential uses of the site can be compatible with the adjoining Industrial Zone uses by provision of buffers that occur naturally due to topography or critical area buffers.

7. How does the proposed amendment not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflect local circumstances in the county?

The job capacity requirements of the Silverdale UGA have been discussed and shown to remain adequate for the plan after the redesignation of these parcels. The residential development potential of the site is not large in comparison to the overall area provided and required for residential zones and will not materially alter the balance of land uses in the County. The Comprehensive Plan will remain in balance based upon the growth to target ratio of +/-5%.

8. How does the proposed amendment not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area?

As discussed previously, there are no capital facility impacts that cannot be addressed at the time of a project specific application.

Furthermore, the future development of the site would stimulate extensions of additional urban services to smaller or intermediate parcels that may be adjacent or within “the last mile” of service. Extension of urban services to unserved areas within the UGA usually requires a substantial investment that can be cost prohibitive for smaller parcels. It takes a large assemblage of parcels to facilitate the necessary economies of scale to provide these services unless the County decides to bear the cost of the extensions through capital improvement projects.

9. How is the proposed amendment consistent with the Growth Management Act ([RCW 36.70A](#)), [Kitsap County-wide Planning Policies](#), state and local laws and other applicable inter-jurisdictional policies or agreements?

The redesignation request complies with Kitsap County Comprehensive Plan goals and Policies as previously discussed, and therefore will comply with the requirements of the Growth Management Act. The site is not affiliated with any City jurisdiction so no inter-jurisdictional agreements will be impacted by this request. Development of the site in conformance with Kitsap County Code requirements will ensure compatibility with state and local laws and surrounding uses and developments. This site does not add any area to the current UGA boundary and therefore is already consistent with GMA.

Additional Review Criteria: Site-Specific Amendments within an Urban Growth Area (UGA)

Only applicants submitting proposals within [Urban Growth Areas](#) must answer the questions in this section.

Urban Growth Area (UGA)	Affiliated Jurisdiction
Poulsbo UGA	City of Poulsbo
East Bremerton UGA	City of Bremerton
West Bremerton UGA	City of Bremerton
Gorst UGA	City of Bremerton
Puget Sound Industrial Center UGA	City of Bremerton
ULID No. 6/McCormick UGA	City of Port Orchard
South Kitsap/Port Orchard UGA	City of Port Orchard
Silverdale UGA	Kitsap County (not currently associated with a city)
Kingston UGA	Kitsap County (not currently associated with a city)
Central Kitsap UGA	Kitsap County (not currently associated with a city)

10. Does the jurisdiction affiliated with the UGA have the capability and capacity to provide urban level services to the area subject to this proposal? Explain or attach documentation.

Urban services include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas [RCW 36.70A.030(20)].

The proposed site is currently already located in the UGA and is served by or adjacent to urban level services. The applicant has had initial discussions with providers regarding capacity however site specific impacts will be determined and mitigated at the time of a project specific application.

11. How is this proposal consistent with the Comprehensive Plan of the jurisdiction affiliated with the UGA?

The Kitsap County Comprehensive Plan is considered balanced if the growth capacity is within +/-5% of the target. This proposal will maintain that balance and therefore will continue to be consistent with the goals, policies, and objectives of the Kitsap County Comprehensive Plan.

Furthermore, the proposed amendment meets the following specific goals, policies, and objectives:

- Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas
- Land use policy 2. Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas
- Land Use Policy 7. Facilitate mixed use development in commercial designations
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- Silverdale Policy 14. Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take advantage of the investment in existing buildings and infrastructure.

12. How does this proposal meet the transportation standards of the jurisdiction affiliated with the UGA? Explain or attach documentation.

The proposed site is currently already located in the UGA and is served by or adjacent to urban level services. The applicant has had initial discussions with Jon Brand, the County Engineer for the Public Works Road Division, regarding capacity however site specific impacts will be determined and mitigated at the time of a project specific application.