

TAB 8



Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Clarifying Edits

| | |
|----------------------------------|--|
| Report Date | 6/25/2018 |
| Hearing Date | 7/17/2018 and 7/31/2018 |
| Amendment Type | County-sponsored Amendment |
| Description | This amendment includes edits to the 2016 Kitsap County Comprehensive Plan and Kitsap County Code that are for clarification or consistency purposes only. The edits are non-substantive and do not change intent or interpretations of policies or regulations. |
| Geographic Area Affected | Unincorporated Kitsap County |
| SEPA | Determination of Non-Significance (DNS) |
| Department Recommendation | Adopt as proposed |

This report and recommendation are based on information available at the time of publication. If new relevant and material facts are discovered, this staff report will be revised and the department recommendation may change.

1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Comprehensive Plan is mandated by the Washington State Growth Management Act (GMA, RCW 36.70A).

A. Authority

The GMA mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years [RCW 36.70A.130(5)]. 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. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for

annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)].

Kitsap County Code sets forth a process and criteria for making amendments to the Comprehensive Plan [KCC 21.08]. In making amendments, the County must consider:

1. Whether the proposed amendments are consistent with and supports other plan elements and or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;
2. Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;
3. Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
4. Whether the proposed amendment complies with the requirements of the GMA.

The final docket adopted by the Board of County Commissioners on April 4, 2018 (Resolution No. 064-2018) allows for consideration of this amendment during Kitsap County's annual Comprehensive Plan amendment process for 2018.

B. Proposed Amendment

This amendment includes edits to the 2016 Kitsap County Comprehensive Plan and Kitsap County Code that are for clarification or consistency purposes only. The edits are non-substantive and do not change intent or interpretations of policies or regulations.

The proposed amendments are provided in Attachment A and include the following:

1. Chapter 1 - Land Use
 - Corrects a misspelling in Land Use Policy 26
 - Clarifies the policy references in Land Use Strategy 3
2. Chapter 4 - Housing and Human Services
 - Clarifies the time period and corrects the 2036 population estimate for consistency.
 - Removes an editorial note.
3. Chapter 7 - Capital Facilities and Utilities Chapter
 - Removes an outdated website link
4. Comprehensive Plan Land Use Map
 - Clarifies how the Mineral Resource Overlay should be shown on the map.
 - Adds the Silverdale Regional Growth Center boundary to the map.
5. Zoning Map
 - Removes the Zoning Map from the Comprehensive Plan, making it a standalone document, so that rezone requests under Kitsap County Code 21.04.230 (Rezoning) that are consistent with the Comprehensive Plan are not

- unnecessarily required to go through a Comprehensive Plan amendment process.
- Clarifies how the Mineral Resource Overlay should be shown on the map.
6. Chapter 11 (Appendices) Appendix B - Comprehensive Plan Land Use Designations, Zoning Classifications, and Densities
- Clarifies how to read the table in Appendix B.
 - Clarifies how density is calculated consistent with the definition of density in the Comprehensive Plan (Chapter 10, Glossary) and Kitsap County Code 17.420.020.A.
 - Reformats the table in Appendix B for clarity and consistency between the Comprehensive Plan and Kitsap County Code 17.420.
 - Clarifies and corrects the land use designations, zoning classifications, and the allowed minimum and maximum density range.
 - Clarifies how the Mineral Resource Overlay functions in relationship to an underlying land use designation and zone consistent with Kitsap County Code 17.170.
 - Clarifies allowed increases in maximum density consistent with the Gorst Subarea Plan (adopted by Ordinance 511-2013) and Kitsap County Code 17.400; the Silverdale Regional Growth Center Subarea Plan and related 2016 reasonable measures (adopted by Ordinance 534-2016); and Kitsap County Code 17.420.
7. KCC 17.120.010 - Classification of Zones
- Removes the density column to avoid redundancy with Appendix B in the Comprehensive Plan and Kitsap County Code 17.420.
 - Clarifies and corrects the land use designations and zoning classifications consistent with Amendment #6.
8. KCC 17.420.052 - Rural, Resource, and Urban Residential Zones Density and Dimensions Table
- Clarifies and corrects the use of “NA”, “None”, and “0”. NA means there is no specific requirement. Density clarifications are consistent with Amendment #6.
 - Clarifies and corrects the allowed minimum and maximum density range consistent with Amendment #6.
 - Clarifies allowed increases in maximum density and dimensions consistent with the Gorst Subarea Plan (adopted by Ordinance 511-2013) and Kitsap County Code 17.400; the Silverdale Regional Growth Center Subarea Plan and related 2016 reasonable measures (adopted by Ordinance 534-2016); and Kitsap County Code 17.420.
 - Clarifies that Footnote 50 applies to maximum height across all zones, several of which currently underlie the Illahee View Protection Overlay (see also Amendments #13 and 14).
 - Clarifies and corrects phrasing in setbacks.

9. KCC 17.420.054 - Commercial, Industrial, and Parks Zones Density and Dimensions Table
 - Same changes as Amendment #8.
10. KCC 17.420.056 - Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table
 - Clarifies and corrects the use of “NA”, “None”, and “0”. NA means there is no specific requirement. Density clarifications are consistent with Amendment #6.
 - Clarifies and corrects the allowed minimum and maximum density range consistent with Amendment #6.
 - Clarifies and corrects phrasing in setbacks.
11. KCC 17.420.060.A.19 - Zero Density Footnote
 - For clarity and consistency, this change codifies footnote #1 in Amendment #6.
12. KCC 17.420.060.A.55 - Silverdale Regional Growth Center Footnote
 - Clarifies and corrects the geographical area that the footnote applies to parcels in the Urban High Residential (UH) zone within the Silverdale Regional Growth Center since the Silverdale “Regional Center” is a separate zone.
13. KCC 17.420.060.A.50 - Illahee View Protection Overlay Footnote
 - Clarifies and corrects that the Illahee View Protection Overlay is not a zone.
14. KCC 17.700 (Appendices) - Illahee View Protection Overlay Map
 - Makes the Illahee View Protection Overlay map referenced in KCC 17.420.060.A.50 easier to find.

C. Geographic Description

This amendment to the Kitsap County Comprehensive Plan affects unincorporated Kitsap County.

2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
 - as proposed above
 - as described in Alternative ___ below
 - with revisions described below
 - with conditions described below
- Deferral of the amendment to a future docket
- Denial of the amendment

A. Revisions

None.

B. Conditions

None.

C. Rational

The proposed amendment is non-substantive and does not change intent or interpretations of policies or regulations. The proposed amendment will improve clarity and consistency both within and between the Comprehensive Plan and the Kitsap County Code.

3. Other Alternatives Considered

None.

4. Analysis

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below. A summary of the State Environmental Policy Act (SEPA) review of this amendment is located at the end of this section.

A. General Decision Criteria (KCC 21.08.070.A)

For each proposed amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

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

Staff Analysis: Not Applicable – the proposed amendment contains only clarifying edits that are non-substantive and do not change intent or interpretations of policies or regulations.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the*

adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and

Staff Analysis: Not Applicable – the proposed amendment contains only clarifying edits that are non-substantive and do not change intent or interpretations of policies or regulations.

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

Staff Analysis: Not applicable – this is not a redesignation request.

B. Additional Decision Criteria (KCC 21.08.070.B)

In addition to the findings and conclusions above, for each proposed text amendment, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions which consider:

1. *Whether the proposed amendment is consistent with and supports other plan elements and/or development regulations and, if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;*

Staff Analysis: The proposed amendment is consistent with and supports other plan elements and/or development regulations. This amendment contains only clarifying edits that are non-substantive and do not change intent or interpretations of policies or regulations.

2. *Whether the proposed amendment to the plan and/or regulation(s) will more closely reflect the goals, objectives and policies of the Comprehensive Plan and reflect the local circumstances of the county;*

Staff Analysis: Not applicable - the proposed amendment contains only clarifying edits that are non-substantive and do not change intent or interpretations of policies or regulations.

3. *Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policy;*

Staff Analysis: The proposed amendment is consistent with the [Kitsap County-wide Planning Policies](#) (CPPs; adopted on 5/11/2015 by Kitsap County Ordinance 522-2015). The proposed amendment contains only clarifying edits that are non-substantive and do not change intent or interpretations of policies or regulations.

4. *Whether the proposed amendment complies with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies or agreements; and*

Staff Analysis: The proposed amendment is consistent with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies and agreements. The proposed amendment contains only clarifying edits that are non-substantive and do not change intent or interpretations of policies or regulations.

5. *An explanation of why language should be added to the Comprehensive Plan or why existing language should be modified or deleted.*

Staff Analysis: The proposed amendment is non-substantive and does not change intent or interpretations of policies or regulations. The proposed amendment will improve clarity and consistency both within and between the Comprehensive Plan and the Kitsap County Code, which will improve implementation.

C. State Environmental Policy Act (SEPA)

The Kitsap County SEPA official issued a SEPA threshold determination of non-significance (DNS; Attachment B1) for this amendment after having reviewed the SEPA environmental checklists prepared for this amendment (Attachment B2) and all of the other proposed Comprehensive Plan amendments. The SEPA official's review found that this amendment is not related to or dependent on any of the other amendments and therefore an independent SEPA threshold determination was made regarding this amendment.

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper (6/29/2018); and
- Integrated with other public announcements described in Section 5 below.

The SEPA threshold determination and environmental checklist was also distributed to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal.

The SEPA comment period will run concurrently with the public comment period for the proposed amendment as described in Section 5 below.

5. Public Involvement and Outreach

Kitsap County's public involvement and outreach in support of this amendment has exceeded the requirements of the Growth Management Act (RCW 36.70A) and Kitsap County Code (KCC 21.08).

Public involvement and outreach in support of this amendment has included the following:

- An [Online Open House](#) with information about previous, current, and upcoming phases of the 2018 amendment process.
- A public comment period (11/27/2017 – 12/15/2017) and a public hearing by the Kitsap County Board of Commissioners (12/11/2017) while setting the initial docket of amendments. Notifications and announcements regarding this comment period and public hearing included the following:
 - Legal notice published in the Kitsap Sun newspaper (11/27/2017);
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com; and
 - Formal letters to Tribes with usual and accustom area in Kitsap County.
- Legal notice announcing the docket of amendments was published in the Kitsap Sun newspaper (1/8/2018).
- Presentations to various Kitsap County advisory groups and community groups.

Comment Period and Public Hearing

A new comment period regarding the proposed amendment (Attachment A), this staff report, and the SEPA determination (Attachment B1) will run through Tuesday, August 7, 2018.

- During this public comment period, the public may learn more about this and other amendments by:
 - Visiting an [Online Open House](http://tinyurl.com/kitsap2018cpa) (<http://tinyurl.com/kitsap2018cpa>);
 - Attending one of the following Open Houses:
 - July 10, 2018 (5:30-7:30 PM) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)
 - July 11, 2018 (5:30-7:30 PM) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
 - July 12, 2018 (5:30-7:30 PM) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)
 - Attending applicable Planning Commission meetings; or
 - Contacting the staff listed in Section 6 below.
- To be included in the official record, written comments must be submitted to the Department of Community Development before 11:59 PM on Tuesday, August 7, 2018 using one of the following methods:
 - Entered [online via computer or mobile device](#);
 - Emailed to CompPlan@co.kitsap.wa.us;
 - Mailed to 614 Division St - MS36, Port Orchard, WA 98366;

- Dropped off at the Permit Center at 619 Division St, Port Orchard; or
- Dropped off at one of the open houses listed above.
- Oral and written testimony may also be made to the Kitsap County Planning Commission at the following public hearings in the Commissioner’s Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard):
 - 7/17/2018 (5:30 PM); and
 - 7/31/2018 (5:30 PM).
- Notifications and announcements regarding this comment period and public hearing include the following:
 - Legal notice published in the Kitsap Sun newspaper;
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com;
 - Notice signs posted on site-specific amendment properties;
 - Notices mailed to property owners near site-specific amendments and other geographically specific amendments; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.

Additional public involvement and outreach will occur in October through December when the Kitsap County Board of Commissioners will be considering the amendments.

6. Staff Contact

Report prepared by:



Peter Best, Senior Planner
(360) 337-5777
PBest@co.kitsap.wa.us

Report approved by:



Jim Bolger, Assistant Director
Department of Community Development

7. Attachments

- A. Proposed Amendment
- B. State Environmental Policy Act (SEPA)
 1. SEPA Determination
 2. SEPA Checklist

1 **Amendment #1: Land Use Chapter**

2
3 The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-17, adopted by Ordinance 534
4 (2016), is amended as follows:

5
6 Land Use Policy 26. Include the following components in each Urban Growth Area Management
7 Agreement:

- 8 ▪ Specification that the city’s zoning code; densities; development, subdivision,
9 environmental and construction standards; and levels of service shall apply to the entire
10 Urban Growth Area unless mutually agreed otherwise by the city and the County.
- 11 ▪ Confirmation that the city’s comprehensive plan should reflect land use and capital
12 facilities planning for the entire Urban Growth Area. This should include agreement
13 regarding the operation and maintenance of County-owned public facilities such as
14 parks and other community buildings.
- 15 ▪ Identification of the responsibility and mechanisms for comprehensive plan
16 amendments, zoning changes and development applications within the Urban Growth
17 Area.
- 18 ▪ Identification of the services to be provided, the service provider and the terms of
19 services. All service providers should be included in Urban Growth Area planning.
- 20 ▪ Provisions on revenue sharing.
- 21 ▪ Description of the city’s pre-annexation planning to ensure logical and coordinated
22 boundaries which shall include:
 - 23 ◆ Conditioning City service extensions upon actual annexation for properties
24 contiguous to the City boundary or to agreements of no protest to future
25 annexation for properties not contiguous.
 - 26 ◆ Offering pre-annexation agreements to property owners interested in
27 annexation and needing assurances from the City about service, planning, or
28 other issues.
 - 29 ◆ Plans for tiering and/or phasing of infrastructure development, appropriate to
30 the individual Urban Growth Area.
 - 31 ◆ City priorities for City-led annexation efforts as appropriate.
- 32 ▪ Other issues as appropriate for specific Urban Growth Area Management Agreements.
- 33 ▪ ~~Perform~~ **Perform** post-annexation reviews and evaluate accomplishment of the pre-
34 annexation plan goals.

35
36 The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-28, adopted by Ordinance 534
37 (2016), is amended as follows:

38
39 **Strategy 3 – Recognize Diversity in Land Uses**

40 *Supports policies ~~50-55, 37, 38, 41-49, 56-69~~ 37-38, 41-69*

- 41 ▪ Partnerships: Meet annually with Naval Base Kitsap to implement the Joint Land Use
42 Study (JLUS) findings.
- 43 ▪ Projects and Programs: Create policies and programs supporting Kitsap County’s local
44 food system based on the Kitsap County Agricultural Strategic Plan.

- 1 ▪ Projects and Programs: Partner with the U.S. Department of Defense to recognize
2 diverse land use opportunities within Kitsap County and to ensure compatible uses in
3 the vicinity of local military installation.
- 4 ▪ Projects and Programs: Create a Public Facilities zone.
- 5 ▪ Projects and Programs: Consider establishing a historic review board for Kitsap County.
- 6 ▪ Measuring, Monitoring and Evaluation: Geo-analyze rural lands to determine
7 appropriate zoning.
- 8 ▪ Measuring, Monitoring and Evaluation: Analyze rural lands to determine appropriate
9 zoning based on prime soils for agriculture or timber.
- 10 ▪ Finance and Budget: Explore methods to efficiently update resource lands information.

11
12

13 **Amendment #2: Housing and Human Services Chapter**

14
15
16
17

The Kitsap County Comprehensive Plan, Chapter 4 (Housing and Human Services), pages 4-50 to 4-52, adopted by Ordinance 534 (2016), is amended as follows:

18 **Discussion**

19 Everyone matters in Kitsap County. As part of the Comprehensive Plan, the County will work to
20 provide policy guidance for assistance to the most at-risk residents, while directing funding to
21 programs that support these populations. As part of this effort, the County will consider and
22 review a housing first model for support for the most at-risk residents. The County also strives to
23 provide policy direction to facilitate adequate housing for all economic segments of the county.
24 Part of this effort includes intergovernmental coordination to make the most efficient use of
25 resources to provide housing while avoiding concentrating housing in environmentally sensitive
26 areas and protecting natural systems adequately to ensure long-term viability of groundwater
27 supplies and maintain a high quality of life.

28
29
30
31
32

Kitsap County has had stable population growth over the past two decades. Much of the growth is driven by the County's location in the Central Puget Sound and its relative proximity to jobs in King, Pierce and Snohomish Counties. This said, Kitsap County has also increased its job base over the past two decades as well.

33
34
35
36
37
38
39
40
41
42
43

Kitsap County's housing stock continues to be mainly single-family detached housing with the largest amount of multi-family housing in Bremerton and unincorporated Kitsap County. Statistics from the U.S. Census bureau comparing housing stock between the 2000 and 2010 censuses show that a majority of Kitsap County residents are homeowners. U.S. Census and ongoing real estate research efforts show that the price of owning a home, after the housing crash of 2008 is now again rapidly increasing. Affordable housing for first time homebuyers, in particular, is declining in Kitsap County. The county has a large percentage of renters and homeowners earning less than the county median and paying more than 30 percent of their income for housing, meeting the definition of cost-burdened households.

1 Kitsap County is projected to gain an additional 80,438 residents ~~by between 2010 and~~ 2036, for
2 a total ~~estimated~~ population ~~at of~~ approximately ~~of 335,000~~ 331,570 persons. This implies a
3 need for approximately 34,000 new housing units by 2036.
4

5 It is a vision of the County to allow flexible development standards for housing being
6 proposed in the vicinity of critical areas to reach both goals of meeting housing targets and
7 environmental protection. The County also seeks to allow diversity of housing stock to include
8 provision of energy efficient housing types that conserve non-renewable energy and helps
9 minimize impact on air quality and climate.
10

11 In the coming years the County will work to develop design guidance to create and maintain
12 attractive housing stock while encouraging integration of affordable housing in new
13 development and working to permit housing in areas with adequate public facilities and
14 services.
15

16 Throughout the 20-year plan period the County will continue to partner with and encourage
17 developers to provide for open space, in association with new housing developments.
18 Integration of housing and open space will be a priority to be located near new employment
19 opportunities.
20

21 This Comprehensive Plan also seeks to:

- 22 ■ promote the development of housing that contributes to healthy urban areas that
23 attract existing and future residents,
- 24 ■ provide policy guidance and assistance to property owners of historical and culturally
25 significant housing to encourage preservation of those resources within the county,
- 26 ■ encourage housing growth and rehabilitation sufficient to meet the needs of the
27 growing Kitsap County economy,
- 28 ■ encourage growth of housing in areas with sufficient public facilities and capacity in
29 place, as well as,
- 30 ■ require upgrades to public services and facilities where new housing is planned and
31 services and facilities will not meet standards with new growth.
32

33 In an effort to meet these challenges Kitsap County and the City of Bremerton, Washington have
34 prepared a Consolidated Plan in order to implement our community's federal program funds
35 from the U.S. Dept. of Housing and Urban Development (HUD). These funds are Community
36 Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). This plan
37 is for the period of January 1, 2016 to December 31, 2020. Kitsap County is designated as an
38 Urban County and receives a direct allocation of CDBG funds.
39

40 The City of Bremerton receives a direct CDBG allocation, and works in partnership with the
41 Kitsap County Consortium to administer HOME funds. The City of Bremerton receives its share
42 of HOME funds based on a percentage allocation determined by HUD. The Consolidated Plan
43 follows requirements of the U.S. Department of Housing and Urban Development (HUD), and
44 uses HUD's format and data tables required for plans adopted after November 15, 2012. The
45 purpose of this plan to evaluate community needs and set goals for the five-year plan period.
46 Through a Community Needs Assessment, Housing Market Analysis and with community input,

1 the County and City of Bremerton have developed a Strategic Plan. The Strategic Plan outlines
2 the priorities and goals which guide the allocation of funds over the five year period. The County
3 and City will each develop an Action Plan annually which will include projects awarded funds
4 through an annual application process. These projects will address the priorities and goals over
5 the 5-year period. Community Development Block Grant (CDBG) and Home Investment
6 Partnership Program (HOME) funds will be used over the next five years to address the needs
7 outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are to 1. Provide
8 decent affordable housing; 2. Create suitable living environments; and 3. Create economic
9 opportunities. ~~(The following link will be included in the plan)~~
10 ~~http://www.kitsapgov.com/hs/block_grant_program/Plans.htm~~
11
12

13 **Amendment #3: Capital Facilities and Utilities Chapter**

14
15 The Kitsap County Comprehensive Plan, Chapter 7 (Capital Facilities and Utilities), page 7-84,
16 adopted by Ordinance 534 (2016), is amended as follows:
17

18 **Capital Facilities and Utilities Strategies**

- 19 ■ For information on strategies, please see Capital Facilities Plan ~~Draft. Please find copy at~~
20 ~~<http://compplan.kitsapgov.com>~~
21
22

23 **Amendment #4: Comprehensive Plan Land Use Map**

24
25 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Kitsap County Comprehensive
26 Plan Map, page 11-145, adopted by Ordinance 534 (2016), is amended as follows:
27

28 The 'MRO - Mineral Resource Overlay' is shown to overlay the underlying land use designations
29 as depicted in Exhibit A1 for the parcels listed in Exhibit A3. The Silverdale Regional Growth
30 Center Boundary is added to the map.
31
32

33 **Amendment #5: Zoning Map**

34
35 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Kitsap County Zoning Map, page
36 11-146, adopted by Ordinance 534 (2016), is removed from the Kitsap County Comprehensive Plan,
37 but not repealed, and therefore remains in effect pursuant to Kitsap County Code 17.120.030
38 'Revised maps'.
39

40 The Kitsap County Zoning Map, last amended by Ordinance 534 (2016), is amended pursuant to
41 Kitsap County Code Section 17.120.030 'Revised maps' as follows:
42

43 The 'MRO - Mineral Resource Overlay' is added and shown to overlay the underlying zones as
44 depicted in Exhibit A2 for the parcels listed in Exhibit A3.
45
46

47 **Amendment #6: Comprehensive Plan Land Use Designations, Zoning Classifications, and Densities**

The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), pages 11-147 to 11-149, adopted by Ordinance 534 (2016), is amended as follows:

Appendix B – Comprehensive Plan Land Use Designations, and Zones Zoning Classifications, and Densities

Appendix B defines which zone classification(s) are allowed within each Comprehensive Plan land use designation as well as the density of dwelling units (DU) per acre allowed within each zone. Minimum density shall be calculated based on net developable acreage and maximum density shall be calculated based on gross acreage. A cell marked with “NA” indicates there are no specific requirements.

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Min Density (DU/Acre) | Max Density (DU/Acre) | Density |
|---|---------------------------------------|-----------------------------|-----------------------|--|--|
| Rural Residential | Rural Residential | RR | <u>NA</u> | <u>1 DU/5 Acres</u> | 1 dwelling unit / 5 acres |
| Rural Protection | Rural Protection | RP | <u>NA</u> | <u>1 DU/10 Acres</u> | 1 dwelling unit / 10 acres |
| Rural Wooded | Rural Wooded | RW | <u>NA</u> | <u>1 DU/20 Acres</u> | 1 dwelling unit / 20 acres |
| Forest Resource Lands | Forest Resource Lands | FRL | <u>NA</u> | <u>1 DU/40 Acres</u> | 1 dwelling unit / 40 acres |
| Mineral Resource Overlay ¹ | Mineral Resource Overlay ¹ | MR <u>MRO</u> | <u>NA</u> | <u>0²</u> | Not applicable |
| Urban Low-Density Residential | Urban Restricted | UR | <u>1</u> | <u>5; up to 10 in Gorst</u> | 1–5 dwelling units / acre |
| | Greenbelt | GB | <u>1</u> | <u>4</u> | 1–4 dwelling units / acre |
| | Urban Low Residential | UL | <u>5</u> | <u>9</u> | 5–9 dwelling units / acre |
| | Urban Cluster Residential | UCR | <u>5</u> | <u>9</u> | 5–9 dwelling units / acre |
| Urban Medium-Density Residential | Urban Medium Residential | UM | <u>10</u> | <u>18</u> | 10–18 dwelling units / acre |
| Urban High-Density Residential | Urban High Residential | UH | <u>19</u> | <u>30; up to 60 in the Silverdale Regional Growth Center</u> | 19–30 dwelling units / acre |

Clarifying Edits
Attachment A

| | | | | | |
|--|--|------|-----------|--|--|
| Urban Low Intensity Commercial and Rural Commercial [±] | Urban Village Center | UVC | <u>10</u> | <u>18</u> | Up to 18 dwelling units / acre |
| | Neighborhood Commercial | NC | <u>10</u> | <u>30</u> | 10—30 dwelling units / acre |
| Urban High Intensity Commercial and Rural Commercial [±] | Commercial | C | <u>10</u> | <u>30</u> | 10—30 dwelling units / acre |
| | Regional Center | RC | <u>10</u> | <u>30; up to 60 in the Silverdale Regional Growth Center</u> | 10—60 dwelling units / acre |
| | Low Intensity Commercial | LIC | <u>10</u> | <u>30</u> | 10—30 dwelling units / acre |
| <u>Rural Commercial</u> | Rural Commercial | RCO | <u>NA</u> | <u>0²</u> | Not applicable |
| Urban and Rural Industrial | Business Park | BP | <u>NA</u> | <u>0²</u> | Not applicable |
| | Business Center | BC | <u>NA</u> | <u>0²</u> | Not applicable |
| | Industrial | IND | <u>NA</u> | <u>0²</u> | Not applicable |
| <u>Rural Industrial</u> | Rural Industrial | RI | <u>NA</u> | <u>0²</u> | Not applicable |
| Public Facilities | Parks | P | <u>NA</u> | <u>0²</u> | Not applicable |
| | <u>NA (all other zone classifications are allowed within the Public Facilities land use designation)</u> | | | | |
| Limited Area of More Intensive Rural Development (LAMIRD) Type I | Keypoint Village Commercial | KVC | <u>NA</u> | <u>5</u> | 0—5 dwelling units / acre |
| | Keypoint Village Low Residential | KVLR | <u>NA</u> | <u>2</u> | 2 dwelling units / acre |
| | Keypoint Village Residential | KVR | <u>NA</u> | <u>5</u> | 5 dwelling units / acre |
| | Manchester Village Commercial | MVC | <u>NA</u> | <u>5</u> | 0—5 dwelling units / acre |
| | Manchester Village Low Residential | MVLR | <u>NA</u> | <u>2</u> | 2 dwelling units / acre |
| | Manchester Village Residential | MVR | <u>NA</u> | <u>4</u> | 4 dwelling units / acre |
| | Port Gamble Rural Historic Town Commercial | RHTC | <u>NA</u> | <u>2.5</u> | 2.5 dwelling units / acre |
| | Port Gamble Rural Historic Town Residential | RHTR | <u>NA</u> | <u>2.5</u> | 2.5 dwelling units / acre |

| | | | | | |
|--|--|-----------------|-----------|----------------------|---------------------------|
| | Port Gamble Rural Historic Waterfront | RHTW | <u>NA</u> | <u>2.5</u> | 2.5 dwelling units / acre |
| | Suquamish Village Commercial | SVC | <u>NA</u> | <u>0²</u> | Not applicable |
| | Suquamish Village Low Residential | SVLR | <u>NA</u> | <u>2</u> | 2 dwelling units / acre |
| | Suquamish Village Residential | SVR | <u>NA</u> | <u>2</u> | 2 dwelling units / acre |
| | Keyport Village Residential | KVR | | | 5 dwelling units / acre |
| | Keyport Village Low Residential | KVLR | | | 2 dwelling units / acre |
| | Keyport Village Commercial | KVC | | | 5 dwelling units / acre |
| Limited Area of More Intensive Rural Development (LAMIRD) Type III | Rural Employment Center | REC | <u>NA</u> | <u>0²</u> | Not applicable |
| | Twelve Trees Employment Center | TTEC | <u>NA</u> | <u>0²</u> | Not applicable |

1. The Mineral Resource Overlay (MRO) overlays and supersedes the requirements of the existing land use designation and zoning classification until the site has been reclaimed, after which the MRO shall be removed and the requirements of the underlying land use designation and zoning classification resumed.
2. These zones are not intended to accommodate population growth and therefore do not have allowed density. However, limited new residential uses may occur in these zones which support the intent of these zones to provide employment and services. Therefore, up to one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in Kitsap County Code Chapter 17.410.

Descriptions

Please see Kitsap County Code Title 17 for Descriptions.
<http://www.codepublishing.com/WA/KitsapCounty/>

Amendment #7: Classification of zones (KCC)

Kitsap County Code Section 17.120.010 'Classification of zones', last amended by Ordinance 534 (2016), is amended as follows:

17.120.010 Classification of zones.

For the purposes of this title, the county is divided into zones classified as follows:

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Density |
|--|--|----------------------|--|
| Rural Residential | Rural Residential | RR | 1 dwelling unit/5 acres |
| Rural Protection | Rural Protection | RP | 1 dwelling unit/10 acres |
| Rural Wooded | Rural Wooded | RW | 1 dwelling unit/20 acres |
| Forest Resource Lands | Forest Resource Lands | FRL | 1 dwelling unit/40 acres |
| Mineral Resource <u>Overlay</u> | Mineral Resource Overlay | MRO | Not applicable |
| Urban Low-Density Residential | Urban Restricted | UR | 1 – 5 dwelling units/acre |
| | Greenbelt | GB | 1 – 4 dwelling units/acre |
| | Urban Low Residential | UL | 5 – 9 dwelling units/acre |
| | Urban Cluster Residential | UCR | 5 – 9 dwelling units/acre |
| Urban Medium-Density Residential | Urban Medium Residential | UM | 10 – 18 dwelling units/acre |
| Urban High-Density Residential | Urban High Residential | UH | 19 – 30 dwelling units/acre ¹ |
| Urban High Intensity Commercial | Commercial | C | 10 – 30 dwelling units/acre |
| | Regional Center | RC | 10 – 60 dwelling units/acre |
| Urban Low Intensity Commercial | Urban Village Center | UVC | Up to 18 dwelling units/acre |
| | Neighborhood Commercial | NC | 10 – 30 dwelling units/acre |
| | Low Intensity Commercial | LIC | 10 – 30 dwelling units/acre |
| Rural Commercial | Rural Commercial | RCO | Not applicable |
| Urban Industrial | Business Park | BP | Not applicable |
| | Business Center | BC | Not applicable |
| | Industrial | IND | Not applicable |
| Rural Industrial | Rural Industrial | RI | Not applicable |
| Public Facilities | Parks | P | Not applicable |
| | <u>NA (all other zone classifications are allowed within the Public Facilities land use designation)</u> | | |
| Limited Area of More Intensive Rural Development (LAMIRD) Type I | Keyport Village Commercial | KVC | 0 – 5 dwelling units/acre |
| | Keyport Village Low Residential | KVLR | 2 dwelling units/acre |

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Density |
|--|---|----------------------|--------------------------------------|
| | Keyport Village Residential | KVR | 5 dwelling units/acre |
| | Manchester Village Commercial | MVC | 0 – 5 dwelling units/acre |
| | Manchester Village Low Residential | MVLR | 2 dwelling units/acre |
| | Manchester Village Residential | MVR | 4 dwelling units/acre |
| | Port Gamble Rural Historic Town Commercial | RHTC | 2.5 dwelling units/acre |
| | Port Gamble Rural Historic Town Residential | RHTR | 2.5 dwelling units/acre |
| | Port Gamble Rural Historic Waterfront | RHTW | 2.5 dwelling units/acre |
| | Suquamish Village Commercial | SVC | Not applicable |
| | Suquamish Village Low Residential | SVLR | 2 dwelling units/acre |
| | Suquamish Village Residential | SVR | 2 dwelling units/acre |
| Limited Area of More Intensive Rural Development (LAMIRD) Type III | Rural Employment Center | REC | Not applicable |
| | Twelve Trees Employment Center | TTEC | Not applicable |

1
2
3

~~1—Parcels located within the Silverdale regional growth center boundary may allow higher densities. See Section 17.420.058, Silverdale regional center and design district density and dimension table.~~

1 **Amendment #8: Rural, Resource, and Urban Residential Zones Density and Dimensions Table (KCC)**
2

3 Kitsap County Code Section 17.420.052 ‘Rural, Resource, and Urban Residential Zones Density and Dimensions Table’, last amended by Ordinance 550
4 (2018), is amended as follows:
5

6 **17.420.052 Rural, Resource, and Urban Residential Zones Density and Dimensions Table**

| Standard | Rural | | | Resource | | Urban Low Density Residential | | | | Urban Medium/High Density Residential | |
|------------------------|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--------------------------------|--------------------------------------|----------------|-----------------|-----------------|--|--------------------|
| | RR | RP | RW | FRL | MRO | UR (33)(53) | GB (33)(50) | UL (5)(33) | UCR (5) | UM (5) | UH (33)(55) |
| Min. density (du/acre) | NA | NA | NA | NA | NA | 1 (3)(18) | 1 (3)(18) | 5 | 5 | 10 | 19 |
| Max. density (du/acre) | NA <u>1 du/5 acres</u> | NA <u>1 du/10 acres</u> | NA <u>1 du/20 acres</u> | NA <u>1 du/40 acres</u> | NA <u>0 (19)</u> | <u>5, up to 10 in Gorst (18)(53)</u> | 4 (18) | 9 | 9 | 18 | 30 |
| Min. lot size | 5 acres | 10 acres | 20 acres | 40 acres | 20 acres (30) | 5,800 s.f. | 5,800 s.f. | 2,400 s.f. | 2,400 s.f. | None NA for multifamily; 2,400 s.f. for single-family | None NA |
| Max. lot size | NA | NA | NA | NA | NA | NA | NA | 9,000 s.f. (25) | 9,000 s.f. (25) | NA | NA |
| Min. lot width (feet) | 140 | 140 | 140 | 140 | 60 (31) | 60 | 60 | 40 | 40 | 0 NA for multifamily; 40 for single-family | 60 |
| Min. lot depth (feet) | 140 | 140 | 140 | 140 | NA | 60 | 60 | 60 | 60 | 0 NA for multifamily; 60 for single-family | 60 |

| | | | | | | | | | | | |
|----------------------------------|---------|---------|---------|---------|----|--|----------------------|--|--|--|---------|
| Max. height (feet) (40)(50) | 35 (2) | 35 (2) | 35 (2) | 35 (1) | NA | 35 | 35 (50) | 35 | 35 | 45 (17) | 55 (17) |
| Max. impervious surface coverage | NA | NA | NA | NA | NA | 50% <u>up to</u> 55% <u>in</u> <u>Gorst</u> (53) | 40% | NA | NA | 85% | 85% |
| Max. lot coverage | NA | NA | NA | NA | NA | 50% <u>up to</u> 55% <u>in</u> <u>Gorst</u> (53) | 40% | NA | NA | 85% | 85% |
| Setbacks (34)(48) | | | | | | | | | | | |
| Min. front (feet) (41)(42)(43) | 50 (29) | 50 (29) | 50 (29) | 50 (29) | NA | 20 (29), 15 <u>in</u> <u>Gorst</u> (29)(54) | 20 (29) | 20 for garage or carport; 10 for habitable area (29) | 10 for single-family, duplex and townhouse; 10 for multifamily <u>adjacent or when</u> <u>abutting residential a</u> <u>single-family, duplex or townhouse on the same side of the street,</u> otherwise 0 <u>NA</u> (29) | Multifamily = 10 Single-family = 20 for garage or carport; 10 for habitable area 10 for multifamily; for single-family; 20 for garage or carport, 10 for habitable area (29) | 20 (29) |

| | | | | | | | | | | | |
|----------------------------------|---|---|---------|---------|----|---|---------|--|--|--|---------|
| Max. front (feet) | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| <u>Min.</u> Side (feet) (42)(43) | 20 feet; 5 feet for accessory structures (29) | 20 feet; 5 feet for accessory structures (29) | 20 (29) | 20 (29) | NA | 5 (29) | 5 (29) | 5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29) | 5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (28)(29) | 5 If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29) | 5 (29) |
| <u>Min.</u> Rear (feet) (42)(43) | 20 feet; 5 feet for accessory structures (29) | 20 feet; 5 feet for accessory structures (29) | 20 (29) | 20 (29) | NA | 10-(29), 15 <u>in Gorst</u> (29)(54) | 10 (29) | 10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29) | 5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28)(29) | 10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29) | 10 (29) |

1
2
3
4

Amendment #9: Commercial, Industrial, and Parks Zones Density and Dimensions Table (KCC)

1 Kitsap County Code Section 17.420.054 'Commercial, Industrial, and Parks Zones Density and Dimensions Table', last amended by Ordinance 550
 2 (2018), is amended as follows:
 3
 4

17.420.054 Commercial, Industrial, and Parks Zones Density and Dimensions Table

| Standard | Commercial | | | | | | Industrial | | | | Public Facilities | |
|-----------------------------|------------|------------|-----------|------------------------|--|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|----|
| | UVC (5) | NC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | -- |
| Min. density (du/acre) (57) | 10 (19) | 10 | 10 | See Section 17.420.058 | 10 | None NA | NA | NA | NA | NA | NA | |
| Max. density (du/acre) | 18 (19) | 30 | 30 | | 20 base; up to 30 max in Gorst (53) | None 0 (19) | NA 0 (19) | NA 0 (19) | NA 0 (19) | NA 0 (19) | NA 0 (19) | |
| Min. lot size | NA | NA | NA | | NA | NA | NA | 7 acres (49) | NA | NA | NA | |
| Max. lot size | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | |
| Min. lot width (feet) | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | |
| Min. lot depth (feet) | NA | NA | NA | | NA | NA | NA | NA | NA | 200 | NA | |
| Max. height (feet) (40)(50) | 45 | 35 (17) | 35 (17) | | 25 base; up to 45 max in Gorst (53) | 35 | 35 (17) | 35 (17) | 35 (17) | 35 | 35 (17) | |
| Max. impervious | 85% | 85% | 85% | | 35% base; up to 50% | 85% | NA | 50% | NA | 85% | NA | |

| Standard | Commercial | | | | | | Industrial | | | | Public Facilities | |
|-------------------|---|------------|-----------|------------------------|--|----------------------------------|---|-------------|------------------|---------|-------------------------------|----|
| | UVC (5) | NC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | -- |
| surface coverage | | | | | max in Gorst (53) | | | | | | | |
| Max. lot coverage | Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet. Total gross floor area devoted to residential use in any project shall not exceed 2/3 of the total proposed gross floor area. (24) | NA | NA | | 35% | None NA | 60% building coverage or as determined by master plan process | NA | 60% lot coverage | NA | NA | |
| Setbacks (34)(48) | | | | | | | | | | | | |
| Min. front (feet) | None NA | 20 | 20 | See Section 17.420.058 | None NA | 20 (26) | 20 (23)(26) | 20 (23)(26) | 20 (27) | 20 (26) | 20 0 in | |

| Standard | Commercial | | | | | | Industrial | | | | Public Facilities | | |
|---|------------------------------|------------|-----------|------------|------------------------|---|-------------|----------------|-----------------------------------|---|--|----|--|
| | UVC (5) | NC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | -- | |
| (29)(41)(42) (43)(46) | | | | | | | | | | | <u>Gorst</u> (54) | | |
| Max. front (feet) (41)(42)(43) | NA | NA | NA | | 10 (52) | NA | NA | NA | NA | NA | NA | NA | |
| <u>Min.</u> Side (feet) (29)(42)(43) | None <u>NA</u> | 10 (21) | 10 (21) | | 0 <u>NA</u> | 20, 50 when abutting residential <u>zone</u> (26) | 20 (23)(26) | 20 (23)(26) | None <u>NA</u> (27) | 20, 50 when abutting residential <u>zone</u> (26) | 10 | | |
| <u>Min.</u> Rear (feet) (29)(42)(43) | None <u>NA</u> | 10 (21) | 10 (21) | | 15 | 20, 50 when abutting residential <u>zone</u> (26) | 20 (23)(26) | 20 (23)(26) | None <u>NA</u> (27) | 20, 50 when abutting residential <u>zone</u> (26) | 10; 0 <u>in</u> <u>Gorst</u> (54) | | |

1

1 **Amendment #10: Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table (KCC)**
2

3 Kitsap County Code Section 17.420.056 ‘Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table’, last amended by
4 Ordinance 550 (2018), is amended as follows:
5

6 **Table 17.420.056 Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table**

| Standard | TYPE I LAMIRDS | | | | | | | | | | | | TYPE III LAMIRDS | |
|-------------------------|-----------------------|-------------|------------|--------------------|------------------|------------------|---------------------------------|----------------|---------|-------------------------|--------------------|--------------------|-------------------------|-------------------------|
| | Keyport Rural Village | | | Manchester Village | | | Port Gamble Rural Historic Town | | | Suquamish Village | | | REC | TTEC |
| | KVC | KVLR | KVR | MVC (47) | MVLR | MVR | RHTC | RHTR | RHTW | SVC | SVLR | SVR | | |
| Min. density (du/acre) | NA | NA | NA | 0 NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Max. density (du/acre) | 5 | 2 (45) | 5 | 5 (15) | 2 (15) | 4 (15) | 2.5 | 2.5 (7) | 2.5 | NA 0 (19) | 2 | 2 | NA 0 (19) | NA 0 (19) |
| Min. lot size | NA | 12,500 s.f. | 4,000 s.f. | NA | 21,780 s.f. (12) | 10,890 s.f. (12) | None NA | 3,500 s.f. (7) | NA | NA (11) | 4,500 s.f. (4)(11) | 4,000 s.f. (4)(11) | NA | NA |
| Max. lot size | NA | NA | NA | NA | NA | NA | None NA | 7,500 s.f. (7) | NA | NA (11) | NA (11) | NA (11) | NA | NA |
| Min. lot. width (feet) | 30 | 80 | 40 | NA | 60 (12) | 60 (12) | NA | NA | NA | NA (11) | 50 (4)(11) | 40 (4)(11) | NA | NA |
| Min. lot. depth (feet) | NA | 80 | 80 | NA | 60 (12) | 60 (12) | NA | NA | NA | NA (11) | 90 (4)(11) | 75 (4)(11) | NA | NA |
| Max. height (feet) (40) | 35 | 35 | 35 | 28 (13) | 35 (14) | 35 (14) | 35 (8) | 30 | 35 (22) | 35 | 30, Max of 2 | 30, Max of 2 | 35 | 35 |

| | TYPE I LAMIRDS | | | | | | | | | | | | TYPE III LAMIRDS | |
|----------------------------------|------------------------|---|---|--|--|--|---------------------------------|---|------|-------------------|------------------|------------------|------------------|------|
| Standard | Keypoint Rural Village | | | Manchester Village | | | Port Gamble Rural Historic Town | | | Suquamish Village | | | REC | TTEC |
| | KVC | KVLR | KVR | MVC (47) | MVLR | MVR | RHTC | RHTR | RHTW | SVC | SVLR | SVR | | |
| | | | | | | | | | | | habitable floors | habitable floors | | |
| Max. impervious surface coverage | NA | 50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | 50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | 50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16) | 50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16) | 50% for residential properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres (16) | NA | NA | NA | 40% (6) | 40% (6) | 40% (6) | 85% | 85% |
| Max. lot coverage | NA | NA | NA | NA | NA | NA | 50% | 50% or 2,000 s.f., whichever is greater | 50% | NA | NA | NA | NA | NA |
| Setbacks (34)(48) | | | | | | | | | | | | | | |

| | TYPE I LAMIRDS | | | | | | | | | | | | TYPE III LAMIRDS | |
|----------------------------------|-----------------------|--|---|--------------------|------|-----|---------------------------------|--------|----------------|-----------------------|---------|---------|------------------|---------|
| Standard | Keyport Rural Village | | | Manchester Village | | | Port Gamble Rural Historic Town | | | Suquamish Village | | | REC | TTEC |
| | KVC | KVLR | KVR | MVC (47) | MVLR | MVR | RHTC | RHTR | RHTW | SVC | SVLR | SVR | | |
| Min. front (feet) (41)(42) (43) | NA | 10 <u>for habitable area</u> , 20 <u>for garage or carport</u> | 10 <u>for habitable area</u> , 5 for porch, 20 <u>feet for garage or carport</u> (46) | NA | 20 | 20 | <u>None NA</u> | 20 (9) | <u>None NA</u> | 10 (11) | 20 (11) | 20 (11) | 20 | 20 |
| Max. front (feet) | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| <u>Min.</u> Side (feet) (42)(43) | NA | 5 | 5 | NA | 5 | 5 | Per Title 14 | 5 (10) | Per Title 14 | <u>0 NA</u> (11) (21) | 5 (11) | 5 (11) | 10 (21) | 10 (21) |
| <u>Min.</u> Rear (feet) (42)(43) | NA | 5 | 5 | NA | 5 | 5 | Per Title 14 | 5 (10) | Per Title 14 | 10 (11) (21) | 5 (11) | 5 (11) | 10 (21) | 10 (21) |

1 **Amendment #11: Zero Density Footnote (KCC)**

2
3 Kitsap County Code Section 17.420.060 'Footnotes for tables', Subsection 19, last amended by
4 Ordinance 550 (2018), is amended as follows:

5
6 19. ~~Reserved. These zones are not intended to accommodate population growth and therefore~~
7 ~~do not have allowed density. However, limited new residential uses may occur in these zones~~
8 ~~which support the intent of these zones to provide employment and services. Therefore, up to~~
9 ~~one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in~~
10 ~~Kitsap County Code Chapter 17.410.~~

11
12
13 **Amendment #12: Silverdale Regional Growth Center Footnote (KCC)**

14
15 Kitsap County Code Section 17.420.060 'Footnotes for tables', Subsection 55, last amended by
16 Ordinance 550 (2018), is amended as follows:

17
18 55. *Parcels located within the Silverdale Regional Growth Center shall refer to the design*
19 *standards identified in Section [17.420.058](#), Silverdale regional center and design district density*
20 *and dimension table.*

21
22
23 **Amendment #13: Illahee View Protection Overlay Footnote (KCC)**

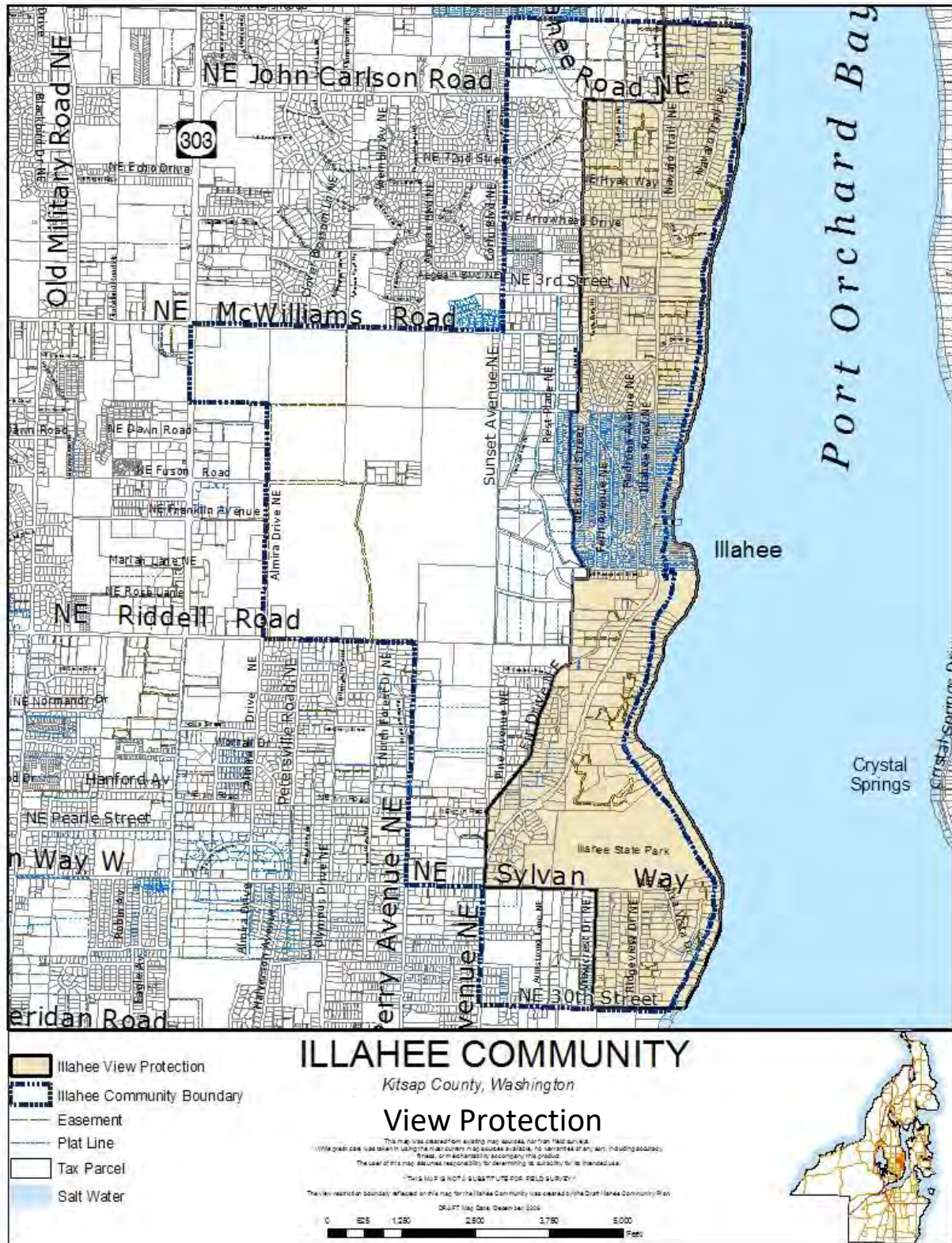
24
25 Kitsap County Code Section 17.420.060 'Footnotes for tables', Subsection 50, last amended by
26 Ordinance 550 (2018), is amended as follows:

27
28 50. New or remodeled structures within the Illahee ~~view protection overlay zone~~ View
29 Protection Overlay may not exceed twenty-eight feet. Kitsap County will not enforce vegetation
30 height standards.

31
32
33 **Amendment #14: Illahee View Protection Overlay Map (KCC)**

34
35 A new section is added to Kitsap County Code Chapter 17.700 'Appendices', as follows:

36
37 **Appendix B Illahee View Protection Overlay Map.**



R2W

R1W

R1E

R2E

T 28 N

T 28 N

T 27 N

T 27 N

T 26 N

T 26 N

T 25 N

T 25 N

T 24 N

T 24 N

T 23 N

T 23 N

KITSAP COUNTY

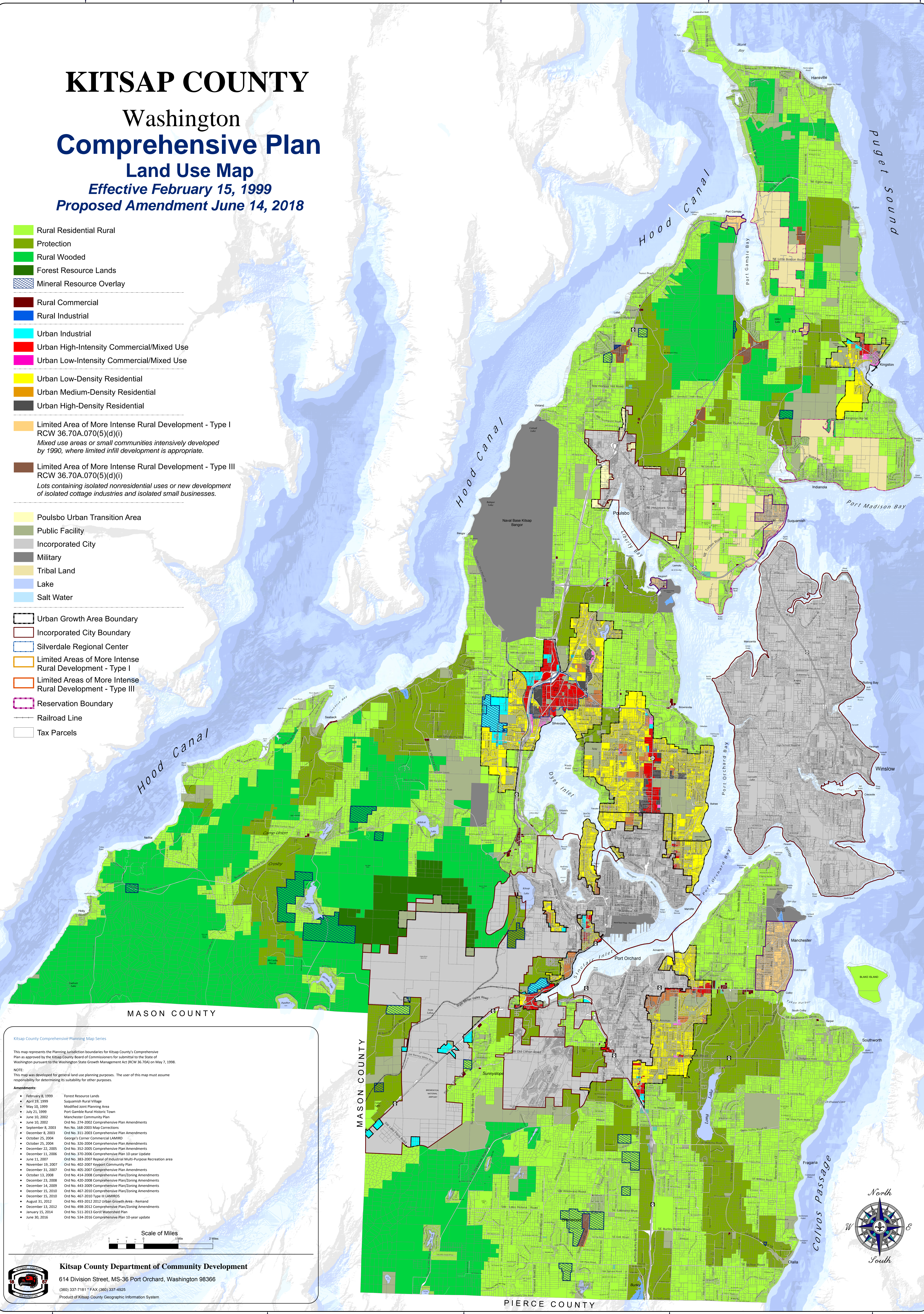
Washington

Comprehensive Plan

Land Use Map

Effective February 15, 1999
Proposed Amendment June 14, 2018

- Rural Residential Rural
- Protection
- Rural Wooded
- Forest Resource Lands
- Mineral Resource Overlay
- Rural Commercial
- Rural Industrial
- Urban Industrial
- Urban High-Intensity Commercial/Mixed Use
- Urban Low-Intensity Commercial/Mixed Use
- Urban Low-Density Residential
- Urban Medium-Density Residential
- Urban High-Density Residential
- Limited Area of More Intense Rural Development - Type I
RCW 36.70A.070(5)(d)(i)
Mixed use areas or small communities intensively developed by 1990, where limited infill development is appropriate.
- Limited Area of More Intense Rural Development - Type III
RCW 36.70A.070(5)(d)(i)
Lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small businesses.
- Poulsbo Urban Transition Area
- Public Facility
- Incorporated City
- Military
- Tribal Land
- Lake
- Salt Water
- Urban Growth Area Boundary
- Incorporated City Boundary
- Silverdale Regional Center
- Limited Areas of More Intense Rural Development - Type I
- Limited Areas of More Intense Rural Development - Type III
- Reservation Boundary
- Railroad Line
- Tax Parcels



MASON COUNTY

PIERCE COUNTY

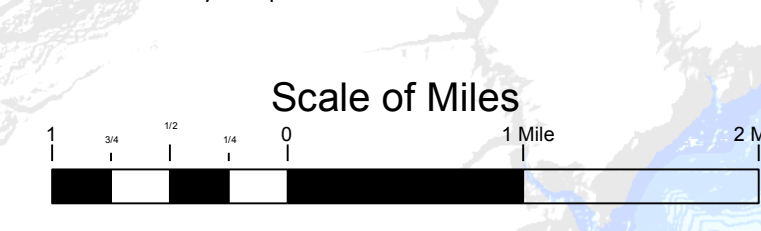
Kitsap County Comprehensive Planning Map Series

This map represents the Planning Jurisdiction boundaries for Kitsap County's Comprehensive Plan as approved by the Kitsap County Board of Commissioners for submission to the State of Washington pursuant to the Washington State Growth Management Act (RCW 36.70A) on May 7, 1998.

NOTE: This map was developed for general land use planning purposes. The user of this map must assume responsibility for determining its suitability for other purposes.

Amendments:

| | |
|---------------------|---|
| • February 8, 1999 | Forest Resource Lands |
| • April 15, 1999 | Suzquamish Rural Village |
| • May 10, 1999 | Modified Joint Planning Area |
| • July 21, 1999 | Port Gamble Rural Historic Town |
| • June 10, 2002 | Manchester Community Plan |
| • June 10, 2002 | Ord No. 274-2002 Comprehensive Plan Amendments |
| • September 8, 2003 | Res No. 168-2003 Map Corrections |
| • December 8, 2003 | Ord No. 311-2003 Comprehensive Plan Amendments |
| • October 25, 2004 | George's Corner Commercial LAMRD |
| • October 25, 2004 | Ord No. 325-2004 Comprehensive Plan Amendments |
| • December 22, 2005 | Ord No. 352-2005 Comprehensive Plan Amendments |
| • December 12, 2006 | Ord No. 370-2006 Comprehensive Plan 10-year Update |
| • June 11, 2007 | Ord No. 383-2007 Repeal of Industrial Multi-Purpose Recreation area |
| • November 19, 2007 | Ord No. 402-2007 Keyport Community Plan |
| • December 31, 2007 | Ord No. 409-2007 Comprehensive Plan Amendments |
| • October 13, 2008 | Ord No. 414-2008 Comprehensive Plan/Zoning Amendments |
| • December 23, 2008 | Ord No. 420-2008 Comprehensive Plan/Zoning Amendments |
| • December 14, 2009 | Ord No. 443-2009 Comprehensive Plan/Zoning Amendments |
| • December 15, 2010 | Ord No. 467-2010 Comprehensive Plan/Zoning Amendments |
| • December 15, 2010 | Ord No. 467-2010 Type III LAMRDs |
| • August 31, 2012 | Ord No. 493-2012 2012 Urban Growth Area - Remand |
| • December 12, 2012 | Ord No. 498-2012 Comprehensive Plan/Zoning Amendments |
| • January 15, 2014 | Ord No. 511-2013 Gortl Watershed Plan |
| • June 30, 2016 | Ord No. 534-2016 Comprehensive Plan 10-year update |



Kitsap County Department of Community Development
614 Division Street, MS-36 Port Orchard, Washington 98366
(360) 337-7181 * FAX (360) 337-4925
Product of Kitsap County Geographic Information System

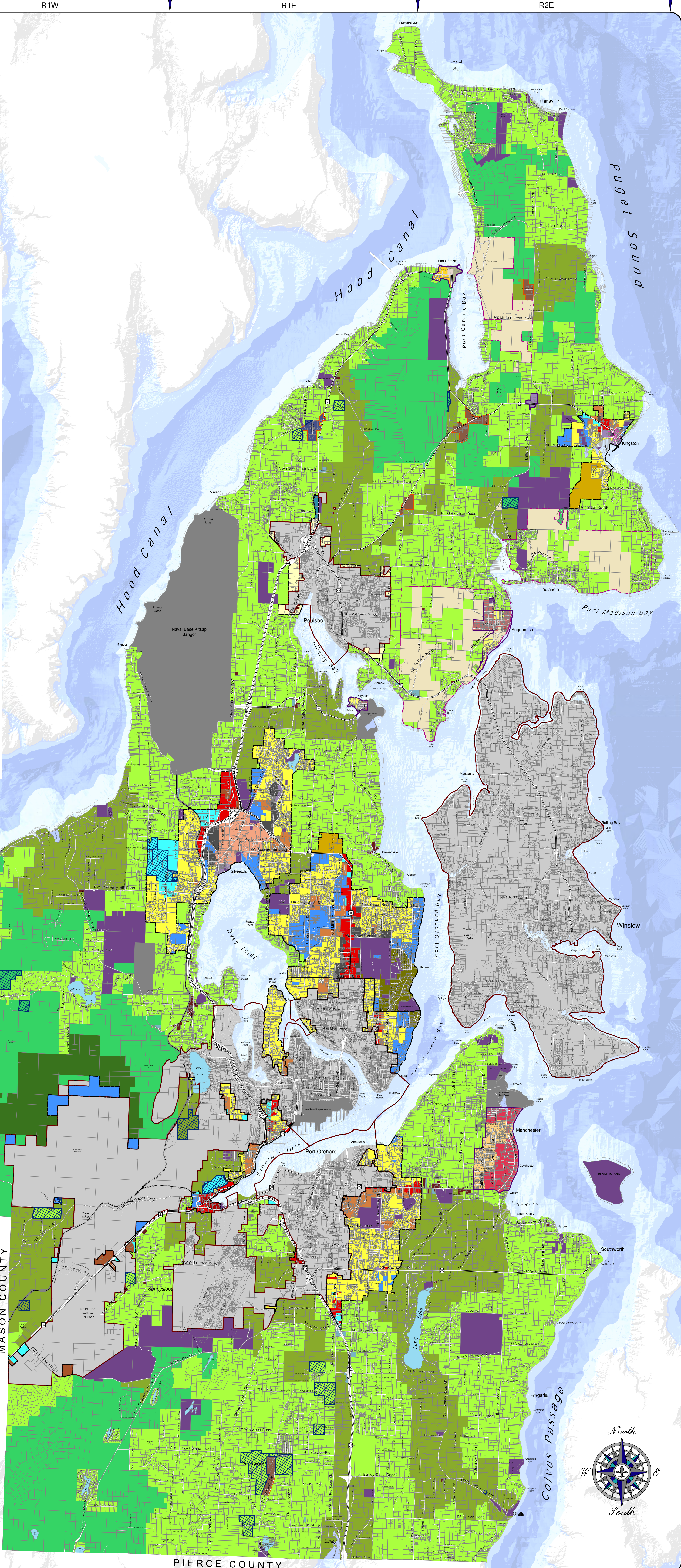
Clarifying Edits - Exhibit A1

KITSAP COUNTY

Washington Zoning

Effective February 15, 1999
Proposed Amendment June 14, 2018

| | |
|---|---|
| <ul style="list-style-type: none"> RR - Rural Residential (1 DU/5 Ac) RP - Rural Protection (1 DU/10 Ac) RW - Rural Wooded (1 DU/20 Ac) FRL - Forest Resource Lands (1 DU/40 Ac) MRO - Mineral Resource Overlay | <p>Port Gamble Rural Historic Town</p> <ul style="list-style-type: none"> RHTC - Rural Historic Town Commercial RHTR - Rural Historic Town Residential RHTW - Rural Historic Town Waterfront |
| <ul style="list-style-type: none"> BC - Business Center BP - Business Park IND - Industrial C - Commercial (10-30 DU/Ac) RC - Regional Center (10-30 DU/Ac) NC - Neighborhood Commercial (10-30 DU/Ac) LIC - Low Intensity Commercial (10-30 DU/Ac) RCO - Rural Commercial REC - Rural Employment Center RI - Rural Industrial TTEC - Twelve Trees Employment Center | <p>Suquamish Rural Village</p> <ul style="list-style-type: none"> SVC - Suquamish Village Commercial SVLR - Suquamish Village Low Residential SVR - Suquamish Village Residential |
| <ul style="list-style-type: none"> GB - Greenbelt (1-4 DU/Ac) UR - Urban Restricted (1-5 DU/Ac) UCR - Urban Cluster Residential (5-9 DU/Ac) UL - Urban Low Residential (5-9 DU/Ac) UM - Urban Medium Residential (10-18 DU/Ac) UH - Urban High Residential (19-30 DU/Ac) UVC - Urban Village Center (up to 18 DU/Ac) | <p>City of Poulsbo Municipal Code</p> <ul style="list-style-type: none"> RL - Residential Low <p>Chapter 18.70 Residential Districts</p> <ul style="list-style-type: none"> LI - Light Industrial <p>Chapter 18.90 Business and Employment Districts</p> |
| <p>Keyport Rural Village</p> <ul style="list-style-type: none"> KVC - Keyport Village Commercial KVLR - Keyport Village Low Residential KVR - Keyport Village Residential | <p>Designated Urban Growth Areas</p> <ul style="list-style-type: none"> Urban Growth Area Boundary Incorporated City Boundary |
| <p>Manchester Rural Village</p> <ul style="list-style-type: none"> MVC - Manchester Village Commercial MVLR - Manchester Village Low Residential MVR - Manchester Village Residential | <p>Limited Areas of More Intense Rural Development</p> <ul style="list-style-type: none"> Type I Limited Area of More Intense Rural Development - Type I RCW 36.70A.070(5)(d)(i) Mixed use areas or small communities intensively developed by 1990, where limited infill development is appropriate. Type III Limited Area of More Intense Rural Development - Type III RCW 36.70A.070(5)(d)(ii) Lots containing isolated non-residential uses of new development of isolated cottage industries and isolated small businesses. Reservation Boundary |



Kitsap County Comprehensive Planning Map Series

This map represents the Zoning Map adopted with Kitsap County's Comprehensive Plan as approved by the Kitsap County Board of Commissioners on May 7, 1998.

This map is effective as of June 30, 2016 superseding previous zoning maps.

The zone designations are defined in the text of Kitsap County Ordinance No. 534-2016 (Zoning Ordinance) which is available from the Department of Community Development.

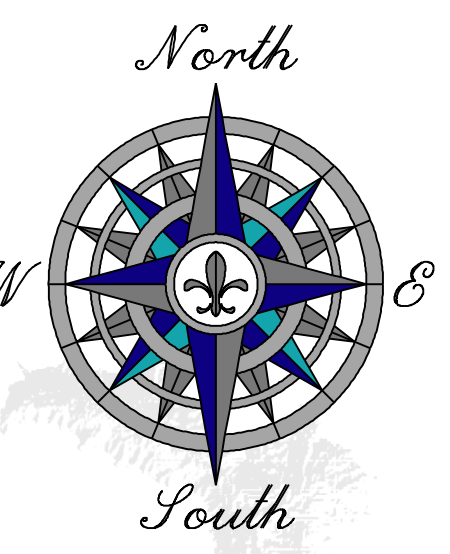
NOTE:
This map was developed for general land use planning purposes.
The user of this map must assume responsibility for determining its suitability for other purposes.

Amendments:

| | |
|-------------------|---|
| February 8, 1999 | Forest Resource Lands |
| April 19, 1999 | Suquamish Rural Village |
| May 10, 1999 | Modified Joint Planning Area |
| July 21, 1999 | Port Gamble Rural Historic Town |
| June 10, 2002 | Manchester Community Plan |
| June 10, 2002 | Ord No. 274-2002 Comprehensive Plan Amendments |
| September 8, 2003 | Res No. 568-2003 Map Corrections |
| December 8, 2003 | Ord No. 311-2003 Comprehensive Plan Amendments |
| October 25, 2004 | Georgia's Corner Commercial LAMRD |
| October 25, 2004 | Ord No. 336-2004 Comprehensive Plan Amendments |
| December 22, 2005 | Ord No. 352-2005 Comprehensive Plan Amendments |
| December 11, 2006 | Ord No. 370-2006 Comprehensive Plan 10-year Update |
| June 11, 2007 | Ord No. 383-2007 Repeal of Industrial Multi-Purpose Recreation Area |
| November 19, 2007 | Ord No. 402-2007 Keyport Community Plan |
| December 31, 2007 | Ord No. 405-2007 Comprehensive Plan Amendments |
| October 13, 2008 | Ord No. 414-2008 Comprehensive Plan/Zoning Amendments |
| December 23, 2008 | Ord No. 420-2008 Comprehensive Plan/Zoning Amendments |
| December 14, 2009 | Ord No. 443-2009 Comprehensive Plan/Zoning Amendments |
| December 15, 2010 | Ord No. 467-2010 Comprehensive Plan/Zoning Amendments |
| December 15, 2010 | Ord No. 467-2010 Type III LAMRDs |
| August 31, 2012 | Ord No. 493-2012 Urban Growth Area - Remainder |
| December 13, 2012 | Ord No. 498-2012 Comprehensive Plan/Zoning Amendments |
| January 15, 2014 | Ord No. 511-2013 Ghost Watershed Plan |
| June 30, 2016 | Ord No. 534-2016 Comprehensive Plan 10-year update |



Kitsap County Department of Community Development
614 Division Street, MS-36 Port Orchard, Washington 98366
(360) 337-7181 * FAX (360) 337-4925
Product of Kitsap County Geographic Information System



Clarifying Edits - Exhibit A2

This table lists all of the parcels with a 2016 Mineral Resource Overlay (MRO) classification that were subject to the clarifying map edits described in Amendments #4 and #5. The Zone and MRO classification remained unchanged. The Land Use Designation, which underlays the MRO, was determined based on Zone.

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|---|------|----------------------|---------|-------|
| 192501-2-003-2008 | ACE PAVING CO INC & PORT ORCHARD SAND & GRAVEL CO | IND | IND | MRO | 40.35 |
| 192501-2-008-2003 | ACE PAVING CO INC & PORT ORCHARD SAND & GRAVEL CO | IND | IND | MRO | 9.5 |
| 192501-2-009-2002 | ACE PAVING CO INC & PORT ORCHARD SAND & GRAVEL CO | IND | IND | MRO | 19.28 |
| 5264-001-016-0000 | ADAMS MONICA A | RR | RR | MRO | 0.36 |
| 152301-2-001-1008 | ALLEN SHEARER TRUCKING & LANDSCAPE SUPPLY INC | RP | RP | MRO | 150 |
| 122301-1-004-1000 | ALPINE EVERGREEN CO INC | RR | RR | MRO | 77.45 |
| 332301-4-001-2000 | ALPINE EVERGREEN CO INC | RR | RR | MRO | 37.5 |
| 342301-3-002-2000 | ALPINE EVERGREEN CO INC | RR | RR | MRO | 48.62 |
| 232301-4-008-2005 | AMIS MICHAEL B & VALARIE S | RR | RR | MRO | 1.26 |
| 232301-4-023-2006 | ANDERSON DAVID & KRISTINA | RR | RR | MRO | 1.71 |
| 5264-001-006-0002 | ANDERSON LAURIE R | RR | RR | MRO | 0.42 |
| 042602-2-001-2005 | ARNESS TREE FARMS INC | RW | RW | MRO | 16.3 |
| 042602-1-004-2004 | ARNESS WILLIAM & PATRICIA | RW | RW | MRO | 24.84 |
| 262301-1-025-2007 | B & C LAND LLC | RR | RR | MRO | 2.52 |
| 262301-1-039-2001 | B & C LAND LLC | RR | RR | MRO | 3.96 |
| 262301-1-041-2007 | B & C LAND LLC | RR | RR | MRO | 3.53 |
| 5264-002-017-0007 | BARCLAY KELLY & BARBARA | RR | RR | MRO | 3.01 |
| 192501-4-025-2008 | BARTON CHARLES E & KIMBERLEE A | IND | IND | MRO | 0.72 |
| 192501-4-060-2004 | BELL ROBERT L & TRACY L | IND | IND | MRO | 0.58 |
| 4799-000-020-0102 | BELLE AVENUE LLC | RR | RR | MRO | 6.93 |
| 262301-4-034-2000 | BESS EVONNE M TRUSTEE | RR | RR | MRO | 5.04 |
| 262301-4-064-2003 | BEYERS BRUCE E & SHARI A | RR | RR | MRO | 1.32 |
| 092201-1-019-2007 | BITZ HENRY | RR | RR | MRO | 2.71 |
| 102201-2-026-2003 | BITZ HENRY & DONNA | RR | RR | MRO | 5.42 |
| 5264-002-002-0004 | BOWMAN LESLIE R | RR | RR | MRO | 0.36 |
| 352401-3-007-1005 | BREMERTON CITY OF | UR | PF | MRO | 1 |
| 5264-001-009-0009 | BRENNAN DONNA L | RR | RR | MRO | 0.43 |
| 262301-4-062-2005 | BURNS ELIJAH G & SARAH M | RR | RR | MRO | 1.33 |
| 5264-002-008-0008 | CABANES CONRAD T III & SIMPLICIA G | RR | RR | MRO | 0.37 |
| 5264-002-005-0001 | CANTOR ANTHONLY L & DARCIE M | RR | RR | MRO | 0.36 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|--|------|----------------------|---------|-------|
| 5264-002-011-0003 | CARLSON NATASHA M & FISCHER CAMMAE R & | RR | RR | MRO | 0.36 |
| 232301-4-021-2008 | CARMONA RAUL R & JANET Y | RR | RR | MRO | 1.31 |
| 192501-4-048-2001 | CENA WILFRED G & EVELYNDA M TRUSTEES | IND | IND | MRO | 0.6 |
| 5264-001-008-0000 | CHARLEY JAY & NIKOLE R | RR | RR | MRO | 0.42 |
| 262301-1-017-2007 | CHEVALIER MAURICE & REBECCA | RR | RR | MRO | 2.39 |
| 5264-002-001-0005 | CLABAUGH MICHAEL | RR | RR | MRO | 0.4 |
| 232301-4-006-2007 | COLBURN REID | RR | RR | MRO | 1.26 |
| 192501-4-069-2005 | COLLINS MICHAEL J | IND | IND | MRO | 0.58 |
| 092201-1-029-2005 | COURTNEY TODD A & CONNIE FE | RR | RR | MRO | 10.4 |
| 5264-002-004-0002 | COX NANCY | RR | RR | MRO | 0.39 |
| 232301-4-016-2005 | CRANE JONATHAN L & GLORIA J | RR | RR | MRO | 1.2 |
| 232301-4-010-2001 | CREGIER CHARLES E | RR | RR | MRO | 1.12 |
| 202401-1-004-1009 | CROSS MELVIN | RW | RW | MRO | 10.04 |
| 192501-4-068-2006 | D & J ROHN FAMILY LLLP #2 | IND | IND | MRO | 0.6 |
| 192501-2-005-2006 | DCRW PROPERTIES LLC | IND | IND | MRO | 9.65 |
| 192501-4-054-2002 | DCRW PROPERTIES LLC | IND | IND | MRO | 0.36 |
| 192501-4-055-2001 | DCRW PROPERTIES LLC | IND | IND | MRO | 0.37 |
| 5264-001-007-0001 | DEGREGORY FRANK JOHN JR & STEFANIE A | RR | RR | MRO | 0.42 |
| 192501-4-049-2000 | DELANEY JOHN V III TRUSTEE | IND | IND | MRO | 0.4 |
| 192501-4-042-2007 | DICKEY RD LLC | IND | IND | MRO | 0.29 |
| 192501-4-043-2006 | DICKEY RD LLC | IND | IND | MRO | 0.29 |
| 262301-4-040-2002 | DISNEY & ASSOCIATES INC | RR | RR | MRO | 1.26 |
| 192501-4-070-2002 | DIXON JAMES B | IND | IND | MRO | 0.87 |
| 5264-002-007-0009 | DOAN TOAN SI | RR | RR | MRO | 0.4 |
| 5264-001-018-0008 | DOBBINS DAISYRENE M & MACKENZIE L | RR | RR | MRO | 0.48 |
| 272701-3-007-2000 | DOYLE WILLIAM W & MICHELE T | RR | RR | MRO | 7.46 |
| 352401-3-006-1006 | ECKSTROM JOHN A | RR | RR | MRO | 4.49 |
| 262301-4-002-2008 | ELLISON ANNE A & DAVID E | RR | RR | MRO | 5.04 |
| 192501-4-034-2007 | ERICKSON ANN | IND | IND | MRO | 0.59 |
| 272701-3-017-2008 | ERICKSON JEFFREY A | RR | RR | MRO | 2.3 |
| 5264-001-017-0009 | EURY DAN P & PATRICIA | RR | RR | MRO | 0.42 |
| 262301-4-043-2009 | EVETT TERRY & ROBYN M | RR | RR | MRO | 1.06 |
| 192501-4-044-2005 | FELDMAN ROBERT D | IND | IND | MRO | 0.76 |
| 5264-001-001-0007 | FLORES GLEN B & PATRICIA P | RR | RR | MRO | 1.53 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|-----------------------------------|------|----------------------|---------|---------|
| 262301-4-087-2006 | FORSYTHE MATTHEW H & | RR | RR | MRO | 2.16 |
| 102201-2-027-2002 | FOURNIER LYNDA S | RR | RR | MRO | 2.71 |
| 102201-2-029-2000 | FOURNIER LYNDA S | RR | RR | MRO | 10.7 |
| 5264-001-005-0003 | FRITZ NIKKI D | RR | RR | MRO | 0.42 |
| 5264-001-015-0001 | GOULD IAN C & HUSKEY CYNTHIA D | RR | RR | MRO | 0.37 |
| 5264-002-006-0000 | GRANSTROM SUZIE D | RR | RR | MRO | 0.41 |
| 182401-1-001-1006 | GREEN MOUNTAIN ST FOREST | RW | RW | MRO | 1430.7 |
| 202401-1-003-1000 | GREEN MOUNTAIN ST FOREST | RW | RW | MRO | 1598.28 |
| 192501-4-023-2000 | GUSKI EDWARD C & MARY A | IND | IND | MRO | 1.13 |
| 192501-4-041-2008 | HARRIS BYRON | IND | IND | MRO | 0.62 |
| 272701-4-092-2004 | HILL LOGISTICS LLC | TTEC | LAMIRD | MRO | 1.05 |
| 192501-4-045-2004 | HOOT RIDGE DUPLEX LLC | IND | IND | MRO | 0.76 |
| 192501-4-005-2002 | HORNING SPENCER & FRANCES | IND | IND | MRO | 1.07 |
| 192501-4-027-2006 | HORNING SPENCER & FRANCES | IND | IND | MRO | 1.05 |
| 272701-3-010-2005 | JAKUM FRANK G JR | RR | RR | MRO | 2.3 |
| 272701-3-018-2007 | JENNINGS BENJAMIN A | RR | RR | MRO | 2.93 |
| 262301-4-061-2006 | JESUS RONALD A & DONNA LEE | RR | RR | MRO | 1.06 |
| 262701-2-019-2009 | JJCT PROPERTIES LLC | RR | RR | MRO | 29.86 |
| 342301-4-007-2003 | JOHNSON DANIEL & LINDA | RR | RR | MRO | 2.6 |
| 262301-1-061-2002 | JONES KARIN K & MICHAEL S | RR | RR | MRO | 1.02 |
| 5264-001-013-0003 | JORDAN JOANNE KAY | RR | RR | MRO | 0.37 |
| 272701-3-009-2008 | KITSAP COUNTY GENERAL | RR | RR | MRO | 3.52 |
| 032401-3-006-1004 | KITSAP COUNTY PUBLIC WORKS | RW | RW | MRO | 39.61 |
| 042202-1-005-2007 | KITSAP COUNTY PUBLIC WORKS | RP | RP | MRO | 3.93 |
| 162402-3-001-1003 | KITSAP COUNTY PUBLIC WORKS | RW | RW | MRO | 71.44 |
| 172402-4-008-1003 | KITSAP COUNTY PUBLIC WORKS | RW | RW | MRO | 34.16 |
| 342301-4-015-2003 | KITSAP COUNTY PUBLIC WORKS | RR | RR | MRO | 87.79 |
| 282401-3-014-2003 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.92 |
| 282401-3-065-2001 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 4.74 |
| 282401-3-068-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 36.18 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|------------------------------------|------|----------------------|---------|-------|
| 322401-1-017-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 6.12 |
| 322401-1-021-2002 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 5.92 |
| 322401-1-022-2001 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.48 |
| 322401-1-025-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 1.46 |
| 322401-1-030-2001 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.68 |
| 322401-1-117-2007 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 262.5 |
| 322401-1-122-2000 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.55 |
| 322401-1-124-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.52 |
| 322401-1-129-2003 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 2.79 |
| 322401-1-130-2000 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 1.54 |
| 192501-4-040-2009 | LAARS GROUP LLC | IND | IND | MRO | 0.76 |
| 202401-1-002-1001 | LAKE TAHUYEH COMMUNITY CLUB | RW | RW | MRO | 29.5 |
| 192501-4-051-2005 | LARSON KYLE & TAMMY | IND | IND | MRO | 0.62 |
| 5264-002-009-0007 | LAWRENCE SHAWN P & MARITA L | RR | RR | MRO | 0.39 |
| 5264-002-010-0004 | LAZO JOSEPH L | RR | RR | MRO | 0.39 |
| 232301-4-001-2002 | LEVINSON MARK M & KIM A | RR | RR | MRO | 5.04 |
| 232301-4-011-2000 | LEVINSON MARK M & KIM A | RR | RR | MRO | 2.32 |
| 232301-4-014-2007 | LEVINSON MARK M & KIM A | RR | RR | MRO | 2.52 |
| 232301-4-019-2002 | LOMAX RANDALL & BARBARA | RR | RR | MRO | 1.15 |
| 232301-4-007-2006 | LOPEZ ISAAC F | RR | RR | MRO | 4.91 |
| 192501-4-047-2002 | LYON TODD A & DEANA M | IND | IND | MRO | 1.2 |
| 5264-002-003-0003 | MACMILLAN ALEXANDER T & EMILY J | RR | RR | MRO | 0.39 |
| 192501-4-046-2003 | MANNING ANGELINA V & MEIER KEVIN J | IND | IND | MRO | 0.62 |
| 5264-001-012-0004 | MANSELL JAMES D | RR | RR | MRO | 0.37 |
| 5264-001-011-0005 | MAYBE GEORGE J JR & REBECCA J | RR | RR | MRO | 0.37 |
| 232301-4-020-2009 | MEANS MICHAEL J & MELISSA R | RR | RR | MRO | 1 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|--------------------------------|------|----------------------|---------|-------|
| 342401-4-001-1000 | MERIDIAN TERRACE LLC | RR | RR | MRO | 39.56 |
| 342401-4-002-1009 | MERIDIAN TERRACE LLC | RR | RR | MRO | 22.77 |
| 342401-4-003-1008 | MERIDIAN TERRACE LLC | RP | RP | MRO | 16.02 |
| 352401-3-011-1009 | MERIDIAN TERRACE LLC | RR | RR | MRO | 29.71 |
| 092201-1-001-2007 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 33.29 |
| 102201-2-004-2009 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 9.34 |
| 102201-2-005-2008 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 9.38 |
| 262301-1-013-2001 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 18.12 |
| 262301-1-014-2000 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 9.06 |
| 232301-4-022-2007 | MILLER ANDREW F | RR | RR | MRO | 1.08 |
| 232301-4-002-2001 | MOEN ARDELL G | RR | RR | MRO | 3.23 |
| 232301-4-003-2000 | MOEN ARDELL G | RR | RR | MRO | 1.6 |
| 4799-000-002-0104 | MORRISON DONALD L & LOIS J | RR | RR | MRO | 0.46 |
| 192501-4-028-2005 | MUTCHLER GREGORY J | IND | IND | MRO | 1.07 |
| 232301-1-009-2000 | NIELSEN MARK A | RR | RR | MRO | 59.38 |
| 232301-1-010-2007 | NIELSEN MARK A | RR | RR | MRO | 59.44 |
| 272701-4-095-2001 | NILSEN BRUCE & LYNDA | TTEC | LAMIRD | MRO | 0.67 |
| 272701-4-098-2008 | NILSEN BRUCE & LYNDA | TTEC | LAMIRD | MRO | 1.18 |
| 272701-3-016-2009 | NORTH KITSAP GR & ASH CO | RR | RR | MRO | 0.14 |
| 092201-1-018-2008 | OLSON KRISTIN | RR | RR | MRO | 2.7 |
| 262301-4-063-2004 | PARKER VALERIE G TRUSTEE | RR | RR | MRO | 1.32 |
| 262301-1-062-2001 | PENDRAS TERRI | RR | RR | MRO | 1.01 |
| 5264-001-014-0002 | PERRY BRANDON P | RR | RR | MRO | 0.37 |
| 262301-4-032-2002 | PETTYJOHN JIMMY L & CHRIS K | RR | RR | MRO | 5.04 |
| 092201-1-028-2006 | PIERCE ROBERT J | RR | RR | MRO | 11.92 |
| 5264-002-016-0008 | PIONEER BUILDERS INC | RR | RR | MRO | 6.7 |
| 272701-4-091-2005 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.66 |
| 272701-4-093-2003 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.36 |
| 272701-4-096-2000 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.87 |
| 272701-4-097-2009 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.8 |
| 262301-1-040-2008 | PONTIUS VERNON E & CASSANDRA I | RR | RR | MRO | 3.91 |
| 262301-1-042-2006 | PONTIUS VERNON E & CASSANDRA I | RR | RR | MRO | 3.34 |
| 262301-1-063-2000 | PONTIUS VERNON E & CASSANDRA I | RR | RR | MRO | 0.98 |
| 202702-3-005-2008 | POPE RESOURCES | RW | RW | MRO | 9.57 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|--|------|----------------------|---------|--------|
| 292702-2-026-2006 | POPE RESOURCES | RW | RW | MRO | 7.54 |
| 4799-000-001-0303 | PORT ORCHARD GARDENS LLC | RR | RR | MRO | 83.26 |
| 342301-3-018-2002 | PORT ORCHARD SAND & GRAVEL | RR | RR | MRO | 48.02 |
| 192501-2-001-2000 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 60.46 |
| 192501-2-002-2009 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 10.09 |
| 192501-2-006-2005 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 19.05 |
| 192501-3-001-2008 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 19.44 |
| 192501-3-006-2003 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 38.81 |
| 342301-4-006-2004 | RAINIER EVERGREEN | RR | RR | MRO | 3.2 |
| 262301-4-039-2005 | RANDOLPH MATTHEW F & SANDRA MARIE | RR | RR | MRO | 1.26 |
| 092201-1-020-2004 | RAWLINGS ELLEN L | RR | RR | MRO | 2.92 |
| 262301-4-042-2000 | RICHESON ROBERT T & SCHMIDT SIRIWAN M | RR | RR | MRO | 1.04 |
| 5264-001-003-0005 | RUKLICK LEONARD R JR & | RR | RR | MRO | 0.43 |
| 182501-3-010-2008 | RZS ENTERPRISES LLC | IND | IND | MRO | 39.98 |
| 262301-1-060-2003 | SAIKI SUSAN S | RR | RR | MRO | 3.34 |
| 262301-4-038-2006 | SAMULIS JOSEPH & CYNTHIA | RR | RR | MRO | 1.26 |
| 192501-4-062-2002 | SAYAH RAYMOND | IND | IND | MRO | 0.43 |
| 192501-4-064-2000 | SAYAH RAYMOND | IND | IND | MRO | 1 |
| 192501-4-065-2009 | SAYAH RAYMOND | IND | IND | MRO | 2.79 |
| 192501-4-066-2008 | SAYAH RAYMOND | IND | IND | MRO | 4.37 |
| 192501-4-063-2001 | SAYAH RAYMOND G & NAWAL N | IND | IND | MRO | 0.58 |
| 232301-4-017-2004 | SCHAFFER DOROTHY M | RR | RR | MRO | 1.2 |
| 192501-4-050-2006 | SCHMIDT MARTIN & JULIE | IND | IND | MRO | 0.58 |
| 192501-4-039-2002 | SEARER ERIC S & ALYSA M | IND | IND | MRO | 1.22 |
| 262301-4-088-2005 | SEKERAK SARA L | RR | RR | MRO | 7.92 |
| 262701-2-001-2009 | SETTLE ANN E ESTATE | RR | RR | MRO | 9.62 |
| 262301-1-057-2008 | SHERWIN JONATHAN M & MOLLY J | RR | RR | MRO | 1.5 |
| 232301-4-018-2003 | SILVER JOHN A & SHELLY R | RR | RR | MRO | 1.2 |
| 192501-4-024-2009 | SNYDER JUDITH MIEKO TRUSTEE | IND | IND | MRO | 0.28 |
| 192501-4-038-2003 | SNYDER JUDITH MIEKO TRUSTEE | IND | IND | MRO | 0.28 |
| 042401-1-001-1002 | STATE OF WA DNR R/E DIV | RW | RW | MRO | 644.64 |
| 5264-001-019-0007 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 1.6 |
| 5264-001-020-0004 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 0.24 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|---------------------------------|------|----------------------|---------|-------|
| 5264-002-013-0001 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 1.6 |
| 5264-002-014-0000 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 1.6 |
| 5264-002-015-0009 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 0.59 |
| 092201-1-030-2002 | TALMO INC | RR | RR | MRO | 0 |
| 262301-4-033-2001 | TAYLOR MARK & JESSECA | RR | RR | MRO | 1.26 |
| 262301-4-027-2009 | TO DUNG TRI & OUDERKIRK JESSICA | RR | RR | MRO | 1.9 |
| 272701-3-003-2004 | TRIPLE P LLC | RR | RR | MRO | 9.54 |
| 272701-3-019-2006 | TRIPLE P LLC | RR | RR | MRO | 9.87 |
| 272701-3-020-2003 | TRIPLE P LLC | RR | RR | MRO | 0.28 |
| 342301-4-011-2007 | TRIPP MICHAEL D | RR | RR | MRO | 1.23 |
| 342301-4-012-2006 | TRIPP MICHAEL D | RR | RR | MRO | 1.23 |
| 342301-4-013-2005 | TRIPP MICHAEL D | RR | RR | MRO | 1.15 |
| 342301-4-014-2004 | TRIPP MICHAEL D | RR | RR | MRO | 1.15 |
| 192501-4-009-2008 | TUOKKOLA TAUNA RAE | IND | IND | MRO | 0.59 |
| 232301-4-009-2004 | TURNER MICHAEL M & ALEXI M | RR | RR | MRO | 1.26 |
| 202401-2-011-2006 | UELAND TREE FARM LLC | RP | RP | MRO | 9.19 |
| 202401-2-012-2005 | UELAND TREE FARM LLC | RP | RP | MRO | 2.93 |
| 202401-2-024-2001 | UELAND TREE FARM LLC | RP | RP | MRO | 4.99 |
| 202401-2-025-2000 | UELAND TREE FARM LLC | RP | RP | MRO | 4.49 |
| 202401-3-002-2005 | UELAND TREE FARM LLC | RP | RP | MRO | 79.67 |
| 202401-3-004-2003 | UELAND TREE FARM LLC | RP | RP | MRO | 39.94 |
| 5264-002-012-0002 | VARDAMAN DAVID & FARALLY ARDRA | RR | RR | MRO | 0.41 |
| 232301-4-005-2008 | WARGO MARK N SR & CRYSTAL ANN | RR | RR | MRO | 4.87 |
| 092201-1-023-2001 | WATSON JOHN A & SHERIDA L | RR | RR | MRO | 2.54 |
| 272701-4-094-2002 | WEBSTER CRAIG A & MARY E | TTEC | LAMIRD | MRO | 1.23 |
| 5264-001-010-0006 | WILLIAMS DANIEL S & CAROL E | RR | RR | MRO | 0.44 |
| 032201-2-001-2001 | WLD LLC | RR | RR | MRO | 30.25 |
| 032201-2-002-2000 | WLD LLC | RR | RR | MRO | 19.64 |
| 032201-2-003-2009 | WLD LLC | RR | RR | MRO | 9.65 |
| 032201-2-005-2007 | WLD LLC | RR | RR | MRO | 10.1 |
| 032201-2-006-2006 | WLD LLC | RR | RR | MRO | 10.09 |
| 332301-4-020-2007 | WLD LLC | RR | RR | MRO | 8.22 |
| 342301-3-003-2009 | WLD LLC | RR | RR | MRO | 9.6 |
| 342301-3-006-2006 | WLD LLC | RR | RR | MRO | 9.6 |
| 342301-3-007-2005 | WLD LLC | RR | RR | MRO | 9.59 |
| 342301-3-008-2004 | WLD LLC | RR | RR | MRO | 8.14 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-----------------------|----------------------------|-------------|-----------------------------|----------------|--------------|
| 5264-001-002-0006 | WOOD DEREK | RR | RR | MRO | 0.51 |
| 5264-001-004-0004 | ZAMORA JOSE R & KOURTNEY K | RR | RR | MRO | 0.42 |
| 262301-4-041-2001 | ZINK JUSTIN & ALYCIA | RR | RR | MRO | 1.04 |

Placeholder For:
SEPA Determination

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

2018 Kitsap County Comprehensive Plan Amendment - Clarifying Edits (a non-project action)

2. Name of applicant: [\[help\]](#)

Kitsap County Department of Community Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

Peter Best, Senior Planner

PBest@co.kitsap.wa.us

360-337-5777

619 Division Street, MS-36

Port Orchard, WA 98366

4. Date checklist prepared: [\[help\]](#)

June 12, 2018

5. Agency requesting checklist: [\[help\]](#)

Kitsap County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Amendment is expected to be adopted in December 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The Comprehensive Plan and Kitsap County Code are subject to continuous review and may be amended in future years. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Not applicable for this non-project action

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

This amendment will need to be adopted by Kitsap County ordinance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This amendment includes edits to the 2016 Kitsap County Comprehensive Plan and Kitsap County Code (KCC) that are for clarification or consistency purposes only. The edits are non-substantive and do not change intent or interpretations of policies or regulations. The proposed amendments affect the following Comprehensive Plan Chapters or Kitsap County Code (KCC) sections:

1. Chapter 1 - Land Use
2. Chapter 4 - Housing and Human Services
3. Chapter 7 - Capital Facilities and Utilities Chapter
4. Comprehensive Plan Land Use Map
5. Zoning Map
6. Chapter 11 (Appendix B) - Comprehensive Plan Land Use Designations, Zoning Classifications, and Densities
7. KCC 17.120.010 - Classification of Zones
8. KCC 17.420.052 - Rural, Resource, and Urban Residential Zones Density and Dimensions Table
9. KCC 17.420.054 - Commercial, Industrial, and Parks Zones Density and Dimensions Table
10. KCC 17.420.056 - Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table
11. KCC 17.420.060 - Footnotes for tables, Subsection 19
12. KCC 17.420.060 - Footnotes for tables, Subsection 55
13. KCC 17.420.060 - Footnotes for tables, Subsection 50
14. KCC 17.700 (Appendices) - Illahee View Protection Overlay Map

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

This is a non-project action applicable to unincorporated Kitsap County.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Not applicable for this non-project action

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Not applicable for this non-project action

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Not applicable for this non-project action

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable for this non-project action

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Not applicable for this non-project action

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable for this non-project action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable for this non-project action

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable for this non-project action

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Not applicable for this non-project action

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable for this non-project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable for this non-project action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Not applicable for this non-project action

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable for this non-project action

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable for this non-project action

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not applicable for this non-project action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Not applicable for this non-project action

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

Not applicable for this non-project action

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable for this non-project action

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Not applicable for this non-project action

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable for this non-project action

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable for this non-project action

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable for this non-project action

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Not applicable for this non-project action

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable for this non-project action

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not applicable for this non-project action

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Not applicable for this non-project action

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines

located within the project area and in the vicinity. [\[help\]](#)

Not applicable for this non-project action

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Not applicable for this non-project action

- 4) Describe special emergency services that might be required. [\[help\]](#)

Not applicable for this non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Not applicable for this non-project action

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Not applicable for this non-project action

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Not applicable for this non-project action

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable for this non-project action

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable for this non-project action

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Not applicable for this non-project action

- c. Describe any structures on the site. [\[help\]](#)

Not applicable for this non-project action

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable for this non-project action

- e. What is the current zoning classification of the site? [\[help\]](#)

Not applicable for this non-project action

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Not applicable for this non-project action

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable for this non-project action

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Not applicable for this non-project action

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable for this non-project action

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable for this non-project action

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable for this non-project action

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Not applicable for this non-project action

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable for this non-project action

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable for this non-project action

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable for this non-project action

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable for this non-project action

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable for this non-project action

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable for this non-project action

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable for this non-project action

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable for this non-project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable for this non-project action

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable for this non-project action

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable for this non-project action

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Not applicable for this non-project action

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable for this non-project action

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Not applicable for this non-project action

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Not applicable for this non-project action

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Not applicable for this non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable for this non-project action

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Not applicable for this non-project action

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Not applicable for this non-project action

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable for this non-project action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Not applicable for this non-project action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable for this non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable for this non-project action

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable for this non-project action

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Not applicable for this non-project action

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable for this non-project action

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Peter Best

Position and Agency/Organization: Senior Planner, Kitsap County Department of Community Development

Date Submitted: 6/12/2018

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action is not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action is not likely to affect plants, animals, fish, or marine life. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action is not likely to deplete energy or natural resources. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action is not likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action is not likely to affect land and shoreline use. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action is not likely to increase demands on transportation or public services and utilities. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This non-project action does not conflict with local, state, or federal laws or requirements for the protection of the environment.