




Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Site-Specific Amendment 18-00528 (Hanley Property LLC)

Report Date 7/10/2018; Revised 10/1/2018
Hearing Date 7/17/2018, 7/31/2018, and 10/29/2018
Amendment Type Site-specific Amendment
Landowner Hanley Property LLC
Applicant William Palmer
Request Change from Land Use: Urban High Density Residential
 Zoning: Urban High Residential (19-30 du/ac) Change to Land Use: Urban High Intensity Commercial
 Zoning: Commercial (10-30 du/ac)

Geographic Area Affected	Unincorporated South Kitsap	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		312402-1-037-2004	0.25 acres
		312402-1-038-2003	0.46 acres
		312402-1-039-2002	0.31 acres
		Total	1.02 acres

TDRs Required 4
SEPA Determination of Non-Significance
Department Recommendation to Planning Commission Defer review of the proposed amendment to be considered within the context of an area wide amendment, not a site-specific amendment.
Planning Commission Recommendation Defer review of the proposed amendment to be considered within the context of an area wide amendment, not a site-specific amendment.

Department Recommendation to Board of County Commissioners Defer review of the proposed amendment to be considered within the context of an area wide amendment, not a site-specific amendment.

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.

Revision History

<u>No.</u>	<u>Date</u>	<u>Description</u>
1	10/1/2018	Updated to include recent public involvement and outreach as well as Planning Commission recommendation.

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 90.70A.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:

- 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;
- Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;

- Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
- 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

1. Current (see Attachment A - Map 4A and Map 5A)
Comprehensive Plan Land Use Designation: Urban High Density Residential
Zoning Classification: Urban High Residential (UH)18-30 du/ac

This zone is intended to provide for multiple-family residential and professional office development based upon compatibility with surrounding land uses. The primary use of this zone is intended to be high density residential. Professional office use is intended to complement and support the residential use within the zone and be consistent with, and in conjunction with, residential development. It is intended that office developments within this zone will be of a higher standard in recognition of their residential setting. The following factors will be considered in the application of this zone to a particular site: proximity to major streets and the available capacity of these streets, availability of public water and sewer, vehicular and pedestrian traffic circulation in the area, proximity to commercial services and proximity to public open space and recreation opportunities. Development within this zone will be reviewed to ensure compatibility with adjacent uses including such considerations as privacy, noise, lighting and design.

2. Proposed (see Attachment A - Map 4B and Map 5B)
Comprehensive Plan Land Use Designation: Urban High Intensity Commercial
Zoning Classification: Commercial (C) 10-30 du/ac

This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

C. Geographic Description

The site is located at 1753 Fircrest Drive SE approximately 700 feet southeast of the Port Orchard city limits (see Attachment A – Map 1). The site area includes 3 parcels totaling 1.02 acres.

The current use of the site is a contractor storage yard. The contractor storage yard includes storage buildings, outdoor storage racks and materials, truck and vehicle

parking, garages for vehicle maintenance, administrative offices above the maintenance garages, and a single-family residence (see Attachment A – Map 2). Since the aerial photo was taken, two of the three houses have been removed and replaced with a gravel parking area.

The current uses adjacent to the site include the South Kitsap Fire District headquarters fire station, training facility, and communications tower to the south, single-family residences and senior housing to the east, and vacant land recently permitted for high-density residential/commercial mixed-use development to the west and north (see Table 2). The greater vicinity includes schools, a golf course, multi-family housing, and single-family housing.

The zoning pattern in the vicinity is unusual and includes piano-key patterns along both Fircrest Drive SE and Mile Hill Road SE (see Attachment A – Map 4A and Map 5A). The fragmented zoning pattern includes a mix of medium to high density residential and commercial zones.

The site is located within the Karcher Creek watershed. No streams are located in the immediate vicinity (see Attachment A – Map 3A). The site is located in the center of a category 1 critical aquifer recharge area (see Attachment A – Map 3B).

2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, public comment received to date, and the Planning Commission recommendation, 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. Rational

Changing the designation/zone of the site will create an island of commercial zoning, surrounded by residential zones within a larger area currently characterized by a somewhat fragmented zoning pattern (see Attachment A – Map 5B). The change will

add a small amount of commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

The department recommendation for deferral of this proposed amendment enables a broader assessment of zoning in the area to ensure consistent and compatible future development. The broader assessment would provide for the review of the proposed site-specific zone change within the context of an area-wide amendment, rather than increasing the current fragmented zoning in the neighborhood.

Furthermore, an area-wide consideration of zoning enables the department to consider other zones for the area, such as industrial, that is not currently included in the proposed amendment and may conform more closely with the current uses of the properties.

3. Other Alternatives Considered

The Department recommends deferring this application in order to allow time for a consideration of other alternatives and potentially more appropriate land use designations for the larger area.

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. 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: The circumstances related to the parcels have changed in the following ways since the 2016 Comprehensive Plan update:

The current use of the site has expanded over time. Since the 2016 Comprehensive Plan update, two single family structures were demolished and replaced with gravel for parking commercial vehicles and large trucks. In addition, a six-foot tall security fence was installed.

The Department is working with the property owners to ascertain the legal status of the current non-conforming use of the property as a contractor storage yard and implications for the expansion described above.

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: The assumptions upon which the Comprehensive Plan is based are still valid, including a surplus of commercial land capacity in the Port Orchard Urban Growth Area (see Table 4).

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

Staff Analysis: The proposed amendment requires the acquisition of four Transfer of Development Rights certificates per Resolution 217-2017 (see Attachment C1). The Transfer of Development Rights (TDR) program, which shifts population capacity from rural areas to urban areas, serves the public interest by supporting the preservation of rural areas.

However, the proposed amendment is inconsistent with Comprehensive Plan Land Use Policy 21 because changing the designation/zone of the site will exacerbate an existing fragmented zoning pattern (see Attachment A – Map 5B). The proposed amendment is inconsistent with Comprehensive Plan Land Use Policy 16 because changing the designation/zone of the site does not promote housing preservation in an area that is well served by schools, public transportation, and commercial facilities.

The change will also create a small amount of commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

B. Additional Decision Criteria (KCC 21.08.070.D)

In addition to the findings and conclusions above, a proposed site-specific map amendment may be recommended for approval by the Planning Commission and may be approved by the Board of Commissioners if the following findings are made:

1. *All Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.*
 - a. *The proposed amendment meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police,*

fire and emergency medical services, park services, and general government services;

Staff Analysis: The 2016 Capital Facilities Plan identifies one transportation segment deficiency and a school deficiency near the site.

The proposed amendment will not significantly increase the planned capacity for the area (see analysis in section 4.B.1.d below regarding population and job capacity) and therefore will not create any planned public facility deficiencies.

Table 1 – Public Facilities

Public Facility	Provider	Concurrency Standard	Level of Service Standard
Transportation	Kitsap County	OK	OK Deficient segment of Mile Hill Drive immediately north of the site
Water	West Sound Utility District	OK	OK
Sewer	Septic Connection to a West Sound Utility District sewer line is available.	OK	OK
Solid Waste	Kitsap County	<i>n/a</i>	OK
Police	Kitsap County Sheriff	<i>n/a</i>	OK
Fire/EMS	South Kitsap Fire & Rescue District 7	<i>n/a</i>	OK
School	South Kitsap School District	<i>n/a</i>	Currently meets level of service with portable structures. Additional structures required to meet level of service by 2036
Transit	Kitsap Transit	<i>n/a</i>	OK
Parks	Kitsap County	<i>n/a</i>	OK
Gov. Admin.	Kitsap County	<i>n/a</i>	OK

- b. The proposed amendment is consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county;*

Staff Analysis: The proposed amendment is inconsistent with the following goals and policies:

- Land Use Goal 3. “Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.”
 - Land Use Policy 16. “Promote housing preservation and development in areas that are already well-served by schools, public transportation and commercial facilities, and have adequate infrastructure to support alternative modes of transportation.”

In accordance with Kitsap County Code 17.410 the proposed amendment will remove the requirement to include a residential component that meets minimum density as part of a development project (see Attachment C3). The site is near or immediately adjacent to many public facilities. Therefore, the proposed amendment is inconsistent with Land Use Policy 16.

- Land Use Goal 4. “Coordinate with other jurisdictions, tribal governments, agencies, special districts, and property owners to ensure coordinated and compatible land use planning and utilize Urban Growth Area Management Agreements with cities, as feasible.”
 - Land Use Policy 21. “Coordinate with service providers, agencies, local jurisdictions, County departments and the public, to ensure appropriate zoning.”

The site is in the Port Orchard Urban Growth Area. The City of Port Orchard, the jurisdiction associated with the unincorporated Urban Growth Area, expressed its opposition to the proposed site-specific amendment citing concerns with the creation of an “island of commercial property surrounded by residential property” and encouraged the County to evaluate the redesignation of a larger area to address further piecemeal zoning in the area (see Attachment C2).

- Land Use Goal 6. “Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.”
 - Land Use Policy 31. “Maintain consistency with Countywide Planning Policies regarding growth targeting.”

The change will convert a small amount of high density residential land to high intensity commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

- Economic Development Goal 2. “Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.”
 - Economic Development Policy 7. “Encourage full utilization and development of industrially and commercially zoned areas.”

The change will add a small amount of commercial land in an Urban Growth Area with an existing surplus of commercial land capacity (see Table 4).

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

Staff Analysis: The site is suitable for commercial development based upon access, utilities, and environment; however, the proposed re-designation will exacerbate an existing fragmented land use pattern in the area.

Table 2 – Adjacent Land Uses & Zoning

	Current Categorical Use of the Land (KCC 17.410)	Current Land Use Designation	Current Zoning Classification
North	124. Dwelling, single-family detached (includes manufactured homes)	Urban Medium-Density Residential	Urban Medium Residential (UM) 10 - 18 du/ac
South	410. Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (Fire station, training facility, and CenCom tower facility)	Urban Medium-Density Residential	Urban Medium Residential (UM) 10 - 18 du/ac
East	120. Dwelling, multifamily	Urban Medium-Density Residential	Urban Medium Residential (UM) 10 - 18 du/ac
West	Undeveloped land ¹ (Recently permitted for high density residential and commercial mixed use development)	Urban High-Density Residential	Urban High Residential (UH) 19 – 30 du/ac

¹ Permit number 140925 – 021 Fircrest Village Plat/PBD Amendment was issued on 10/10/2014

Table 3 - Key Density and Dimension Standards (KCC 17.420)

	Current Zone	Proposed Zone
Min. density (du/acre)	19	10 (57)
Max. density (du/acre)	30	30
Min. lot size	None	n/a
Max. lot size	n/a	n/a
Max. height (feet)	55/65 (17)	35/65 (17)
Max. impervious surface coverage	85%	85%
Setbacks		
Min. front (feet)	20	20
Side (feet)	5	10
Rear (feet)	10	10
Footnotes:		
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:		
a. In the NC and P zones: forty-five feet.		
b. In the UH and C zones: sixty-five feet.		
c. In the UM, BP, BC, and IND zones: fifty-five feet.		
d. Height and density requirements for urban high and regional center reflected in Section 17.420.058, Silverdale regional center and design district density and dimension table.		
57. Mixed use projects are not required to meet the minimum density requirements.		

In summary, the following uses will be allowed upon the approval of this amendment:

- residential uses including caretakers dwelling;
- commercial service, office, and retail type uses;
- institutional use – hospital;
- recreational/cultural uses; and
- industrial uses including various types of storage and light manufacturing.

For a full comparison of allowed uses, see Attachment C3.

- d. *The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county;*

Staff Analysis: Since the parcels are already developed, the Kitsap County Land Capacity Analysis shown in Table 4 will not be materially affected by the proposed amendment. However, the Port Orchard Urban Growth Area (UGA) has a significant surplus of commercial land capacity. Therefore, increasing long-

term commercial land capacity in this UGA is inconsistent with local circumstances.

Table 4 - 2016 Population and Employment Target and Capacity

	Adjusted Population Growth Target 2012-2036	Final Plan Population Growth Capacity	Difference with Population Target	Employment Growth Target 2012-2036	Final Plan Employment Growth Capacity	Difference with Employment Target
City of Port Orchard	8,778	10,358	1,580	3,074	5,570	2,496
Unincorporated Port Orchard UGA	6,110	4,600	(1,510)	1,140	1,377	237
Total Port Orchard UGA	14,888	14,958	70	4,214	6,947	2,733

Source: Revised Addendum to Kitsap County 2016 Comprehensive Plan Update Final Supplemental Environmental Impact Statement (8/28/2017)

- e. *The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area; and*

Staff Analysis: The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area. See analysis in Section 4.B.1.a regarding meeting concurrency requirements.

- f. *The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.*

Staff Analysis:

Changing the designation/zone of the site will create additional isolated zoning within an existing fragmented zoning pattern (see Attachment A – Map 5B). Therefore, the proposed amendment is inconsistent with the following Kitsap Countywide Planning Policies (KCCP):

“F.4. Community design and development: Strategies should promote orderly development that reflects the unique character of a community and encourages healthy lifestyles through building and site design and transportation connectivity. In addition, sustainable economic and environmental development techniques should be utilized to enhance the quality of life:

- a. Utilize design strategies to ensure that changes in the built environment provide continuous and orderly development.”

Perpetuating fragmented zoning patterns is not conducive to providing continuous and orderly development.

“J.2. The role of government agencies in assuring coordinated, consistent efforts to promote economic vitality and equity throughout Kitsap County:

- b. The County and the Cities shall encourage the full utilization/development of designated industrial and commercial areas. The County and the Cities shall promote revitalization within existing developed industrial and commercial areas to take advantage of the significant investments in existing buildings and infrastructure.”

The proposed amendment creates a small island of new Commercial area contrary to promoting revitalization within existing surplus commercial areas in the Port Orchard Urban Growth Area.

2. All Site-Specific Amendment Requests Regarding Parcels located within an associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas).

Each of the following requirements must be satisfied for a recommendation for approval:

- a. *Demonstration from the jurisdiction affiliated with the UGA that the proposal has the capability and capacity to provide urban level services to the area.*

Staff Analysis: The County, along with the providers of public facilities listed in Table 1, have the capability and capacity to provide urban level services to all properties within the UGA, including the site. (see analysis in Section 4.B.1.a regarding meeting concurrency requirements).

- b. *Demonstration that the proposal is consistent with the associated urban growth area jurisdiction’s comprehensive plan.*

Staff Analysis: The site is located within an urban growth area associated with the City of Port Orchard. Kitsap County does not have an Urban Growth Area Management Agreement or other interlocal agreement with the City of Port Orchard. However, coordinated planning with the associated jurisdiction is part of the site-specific amendment criteria.

The proposed amendment is inconsistent with the 2016 City of Port Orchard Comprehensive Plan Goals and Policies listed below:

- Goal 1. “Retain Port Orchard’s small town commercial and residential character while accommodating allocated growth citywide.”
 - Policy CN-1. “Prioritize the City’s residential, commercial and light industrial growth and infrastructure investments within designated Centers, in accordance with VISION 2040 and the Countywide Planning Policies.”

The site is not located in a town center designated by the City of Port Orchard. A commercial or industrial designation outside a town center is inconsistent with this policy.

The City of Port Orchard, the jurisdiction associated with the unincorporated Urban Growth Area, expressed their opposition to the proposed site-specific amendment citing concerns with the creation of an island zone and encouraged the County to evaluate the redesignation of a larger area to address further piecemeal zoning in the area (see Attachment C2).

- c. *Demonstration that the proposal meets the affiliated jurisdiction’s transportation standards.*

Staff Analysis: Development of the 1.02 acre site within the existing Urban High Residential zone will include 19 – 31 units. According to the Trip Generation Manual, a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 ADT. Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area.

The proposed amendment is not expected to generate a large amount of traffic due to the small site size (1.02 acres). However, the change could allow future redevelopment in any combination of high intensity commercial and residential uses that would generate a small number of additional trips. Such transportation impacts would be mitigated on a project specific basis.

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 (7/12/2018); and
- Mailed to property owners within 800 feet of the subject properties;
- Posted on the subject property; 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.

D. Public Comment

Three public comments were received and are summarized below. Public comments and staff responses are provided in Attachment C4.

The comments support a deferral to an area-wide review if the action allows the current use to continue.

Comments fully support the requested amendment to re-classify the site to a commercial designation. Reasons for support include:

- longevity of the current use as a roofing business since the mid 1980's. The County should allow a grandfathered business to continue.
- considering the use as an active contractor site, not a storage yard. A commercial designation likely allows the current use.
- A commercial designation increases compatibility with the fire station and training facility south of the site.

Staff Analysis: The proposed amendment would exacerbate an existing fragmented zoning pattern, staff still recommends deferral. The department verbally committed to allow the current use to continue until an area-wide review occurs. Any expansion of the current use must comply with Kitsap County Code.

E. Planning Commission Recommendation

The Planning Commission concurred with the staff recommendation to adopt the amendment as proposed and request that the Department allow the current use to continue.

Staff Analysis: The proposed amendment would exacerbate an existing fragmented zoning pattern, deferral is still recommended. The department verbally committed to allow the current use to continue until an area-wide review occurs Any expansion of the current use must comply with Kitsap County Code.

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. Based on public comments, the Board of Commissioners added a review of affordable housing policies (i.e. the subject of this amendment) to the 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 accustomed area in Kitsap County.
- Legal notice announcing the docket of amendments was published in the Kitsap Sun newspaper (1/8/2018).
- A public comment period (6/28/2018 – 8/7/2018) and public hearings by the Kitsap County Planning Commission (7/17/2018 and 7/31/2018) regarding the proposed amendment, staff report, and SEPA determination. Notifications and announcements regarding this comment period and public hearing included 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.
- Open house meetings were held on 7/10/2018 in Kingston, 7/11/2018 in Port Orchard, and 7/12/2018 in Silverdale.
- Presentations to various Kitsap County advisory groups and community groups.

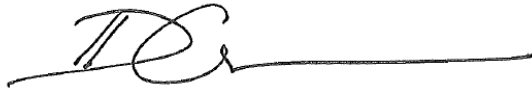
Comment Period and Public Hearing

A new comment period regarding the amendment and this staff report will run through Wednesday, October 31, 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 applicable Board of County Commissioner 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 by 11:59 PM on Wednesday, October 31, 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 Board of County Commissioners during a public hearing on October 29, 2018 in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard).
- 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.

6. Staff Contact

Report prepared by:

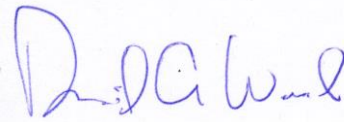


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Report approved by:



Dave Ward, Manager Planning and
Environmental Programs

Department of Community Development

7. Attachments

A. Maps

1. Vicinity
2. Aerial Photo
- 3A. Critical Areas.
- 3B. Critical Aquifer Recharge Area
- 4A. Current Land Use Designation Map
- 4B. Proposed Land Use Designation Map
- 5A. Current Zoning Classification Map
- 5B. Proposed Zoning Classification Map
- Map Legends

B. State Environmental Policy Act (SEPA)

1. SEPA Determination
2. SEPA Checklist

C. Supplemental Materials

1. Resolution 217-2017: A Resolution Establishing Exchange Rates for Transfer of Development Rights
2. City of Port Orchard comment letter dated June 26, 2018
3. Comparison of Allowed Uses
4. Public Comment and Staff Response