



## Executive Summary for Planning Commission

**Issue Title:** 2018 Comprehensive Plan Amendments - Final Docket Resolution & Next Steps

**Meeting Date:** May 1, 2018

**From:** Peter Best, Planner – Department of Community Development

**Action Requested at this Meeting:** No action requested.

- This briefing is to update the Planning Commission on the annual Comprehensive Plan amendment process for 2018.

### Summary

- The Board of County Commissioners opened an annual Kitsap County Comprehensive Plan amendment process for 2018 (see process summary in Attachment 2). The scope for the amendment process is defined through a docket resolution.
- The initial docket resolution ([Res. 246-2017](#), adopted on 12/27/2017) determined which County-sponsored amendments would be developed in 2018 as well as what types of applications would be accepted from interested parties. The Planning Commission was briefed on the initial docket on 2/20/2018.
- Five site-specific amendment applications were submitted during the 4-week application period (1/9/2018 – 2/6/2017).
- The Board [reviewed the status of all amendments](#) and considered potential changes to the docket on 3/28/2018 and 4/4/2018. (see Attachment 4 for full list of amendments)
- The final docket resolution ([Res. 046-2018](#), adopted on 4/4/2018, Attachment 5) determined which amendments will continue forward in the annual amendment process.
  - County-sponsored amendment 1.A.7 (clarifying edits) was added.
  - Site-specific amendment #18-00495 may be deferred to 2019 for consideration.
  - No amendments were removed.
- The 12 proposed amendments, SEPA analysis and staff reports are in preparation and are scheduled for public release in early June. All of these materials will be provided to the Planning Commission in a binder.
- Consideration by the public and the Planning Commission is scheduled to begin in June. A public comment period will run at least 60-days.
- Consideration by the Board of County Commissioners is scheduled to begin in October.

## **Public Outreach & Engagement**

The Department is maintaining an [Online Open House](#) for this process (copy included as Attachment 1), which provides:

- A full archive of the process and documents to date
- Status updates and documents, as well as participation or comment opportunities
- Upcoming process and anticipated opportunities for participation

Attachment 5 provides a recent summary of public outreach and engagement.

## **Schedule**

This amendment process includes four phases:

- Phase 1 – Scoping (November – December 2017)
- Phase 2 – Development (January – April 2018)
- Phase 3 – Analysis (April – June 2018)
- Phase 4 – Consideration (June – December 2018)

The summary schedule (Attachment 3) has not changed since the Planning Commission was last briefed on 2/20/2018. The following meetings are tentatively scheduled for the Planning Commission's consideration of the amendments:

- 6/19/2018 Work Study
- 7/3/2018 Work Study (if needed)
- 7/17/2018 Public Hearing
- 8/7/2018 Public Hearing (if needed)
- 8/21/2018 Work Study (to develop recommendations)
- 9/4/2018 Work Study (to develop recommendations)
- 9/18/2018 Work Study (if needed to finalize recommendations/adopt findings of fact)

## **Attachments**

1. Copy of Online Open House (as of 4/18/2018)
2. Summary of Current Comprehensive Plan Amendment Process
3. Summary Schedule
4. 2018 Comprehensive Plan Amendment Docket & Status Update (as of 3/20/2018)
5. Final Docket Resolution 046-2018
6. Summary of Public Outreach and Engagement (as of 4/18/2018)



Kitsap > DCD > Annual Comprehensive Plan Amendment Process for 2018

## Annual Comprehensive Plan Amendment Process for 2018

This online open house was last updated on April 18, 2018

### What is the Comprehensive Plan?

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 (RCW 36.70A).

### How often does the Comprehensive Plan get changed?

Major Comprehensive Plan updates are mandated by the state every 8-years. The last major update of the Kitsap County Comprehensive Plan was adopted in 2016. Between major updates, the County may choose to consider minor amendments to the Comprehensive Plan on an annual basis. The Board of County Commissioners have opened the annual Comprehensive Plan amendment process for 2018.

*Expand the headings below to learn more about each phase of this important process.*

### SCOPING PHASE (November - December 2017)

The first phase of the process, called the scoping phase, determines what amendments will be considered in 2018. The Board of County Commissioners do this through the adoption of a docket resolution for the annual Comprehensive Plan amendment process. The docket resolution describes what types of amendments will be considered. The Board of County Commissioners adopted the initial docket ([Resolution No. 246-2017](#)) on December 27, 2017.

### What public comments were received and how were they considered?

A public comment period was open on the [staff recommended docket resolution](#) from November 27, 2017 through December 15, 2017. Oral and written public testimony was made during a public hearing on Monday, December 11, 2017. Written comments submitted in advance of the public hearing were due Sunday, December 10, 2017.

The Board of County Commissioners extended the public comment period through Friday, December 15, 2017. Written comments were accepted:

- Online via computer or mobile device
- By email
- By mail
- Dropped off at the Department of Community Development

[View Public Comments with Staff Responses & Staff Recommendations](#)

All public comments were reviewed by the Board of County Commissioners. Most comments were already covered by the original staff recommended docket resolution or were already covered by the existing Comprehensive Plan and therefore did not require further amendment to the Comprehensive Plan. Based on public comments, the Board of County Commissioners added a new item to the docket resolution to review affordable housing policies. The following are the issues raised in public comments that were not adopted into the docket resolution:

- Site-specific applications to increase residential densities in rural areas
- Various issues related to the *Hirst* decision (water right from exempt wells)

## DEVELOPMENT PHASE (January - April 2018)

The second phase of the process, called the development phase, is when most county-sponsored amendments (including alternatives, if appropriate) are developed. Since the docket resolution allows for the submittal of certain applications from interested parties, they were developed and submitted during this phase of the process.

## 2018 Comprehensive Plan Amendment Docket & Status Update

### What county-sponsored amendments are in development and how can I participate?

County-sponsored amendments include the following:

1. Updates to the Non-Motorized Facilities Plan
2. Review of the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC) zone
3. Minor adjustment to the boundary for the George's Corner limited area of more intensive rural development (LAMIRD)
4. Updates to Public Facility Designations and Park Classifications
5. Updates to the Parks, Recreation, and Open Space Plan
6. Review and revise, as needed, policies regarding affordable housing in Kitsap County.
7. Limited textual amendments as may be needed to improve clarity of the Comprehensive Plan without changing the intent of the Plan.

Public participation in county-sponsored amendments will vary. Some county-sponsored amendments will include specific public participation opportunities during this phase of the process. Some county-sponsored amendments may have already been developed through a separate public process and therefore won't have

**Attachment 1**

specific additional opportunities for public participation during this phase of the process. Public review of all proposed amendments will occur during the consideration phase later in this process.

County-sponsored amendments will be in development through March 2018 following their own process. Click the blue box above to learn more about county-sponsored amendments in development and how you can participate.

**What is the purpose of a Comprehensive Plan amendment application?**

Comprehensive Plan amendment applications provide an opportunity for interested parties to propose legislative changes to the content of the [Kitsap County Comprehensive Plan](#), including the land use designation of property on the [Land Use Map](#) and corresponding changes to the zoning classification on the Zoning Map. The specific types of eligible applications for the 2018 process were determined during the scoping phase. All applications are reviewed against the decision criteria provided in [Section 21.08.070 of the Kitsap County Code](#).

Site-specific amendment applications are for requesting an amendment to the Kitsap County Comprehensive Plan Land Use Map that affects no more than five contiguous parcels. A site-specific amendment only affects the Comprehensive Plan Land Use Map and the Kitsap County Zoning Map - it does not affect the text of the Comprehensive Plan or Kitsap County development regulations.

**What site-specific amendment applications were submitted?**

Applications for site-specific amendments were accepted from January 9, 2018 to February 6, 2018 for the following areas of consideration:

- Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas.
- Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas.
- Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment.

Click the blue box above to learn more about the site-specific amendments that were submitted.

**What amendments will continue into the next phase?**

The Board of County Commissioners [reviewed the status of the Comprehensive Plan amendments](#) on March 28, 2018 and April 4, 2018 and adopted the final docket of amendments ([Resolution No. 064-2018](#)) that will continue forward in the annual Comprehensive Plan amendment process for 2018. One County-sponsored amendment was added. No amendments were removed.

**ANALYSIS PHASE (April - June 2018)**

The third phase of the process, called the analysis phase, is when staff will analyze the Comprehensive Plan amendments through the State Environmental Policy Act (SEPA) review process and the preparation of staff reports. SEPA review will evaluate the probable environmental impacts of each amendment. Staff reports will analyze amendments for consistency with state law, the Comprehensive Plan, and the decision criteria in

**Attachment 1**

Kitsap County Code Chapter 21.08. Staff reports will include recommendations for approval, approval with modifications, approval with conditions, deferral to a subsequent year, or denial. A notice of application, notice of SEPA threshold determination, and notice of public hearing are likely to be published in early June. Notification signs will also be posted on properties subject to site-specific amendments.

**CONSIDERATION PHASE (June - December 2018)**

The fourth phase of the process, called the consideration phase, is when the Planning Commission and Board of County Commissioners review, and if needed, make revisions to the proposed amendments. The public will have at least 60-days to review and comment on the proposed amendments, during which staff will host one or more open houses. The Planning Commission will review the proposed amendments and public comments, hold a public hearing, and make a recommendation on each proposed amendment to the Department of Community Development. The Department then forwards the Planning Commission's recommendation along with any further staff recommendations to the Board of County Commissioners. The Board of County Commissioners then reviews the proposed amendments, recommendations, and public comments, holds a public hearing, and decides to adopt, adopt with revisions, adopt with conditions, defer to a subsequent year, or deny each proposed amendment.

**STAY INFORMED**

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**QUICK LINKS**

What is the Comprehensive Plan? (coming soon)

[2018 Comprehensive Plan Amendment & Docket Status Update](#)

[2018 Comprehensive Plan Amendment Schedule](#)

[2018 Comprehensive Plan Amendment Process Diagram](#)

[Current 2016 Comprehensive Plan](#)

[Comprehensive Plan Archive](#)

## PAST PROJECT MESSAGES

### [#1 Annual Process Opened](#)

(11/27/2017)

### [#2 Comment Period Extended](#)

(12/12/2017)

### [#3 Docket Adopted/Accepting Applications](#)

(01/09/2018)

### [#4 Final Docket Adopted](#)

(04/18/2018)

## CONTACT

Department of Community Development  
Planning and Environmental Programs

(360) 337-5777  (Kitsap 1)

[compplan@co.kitsap.wa.us](mailto:compplan@co.kitsap.wa.us)

### Mailing Address

614 Division Street - MS36  
Port Orchard, WA 98366

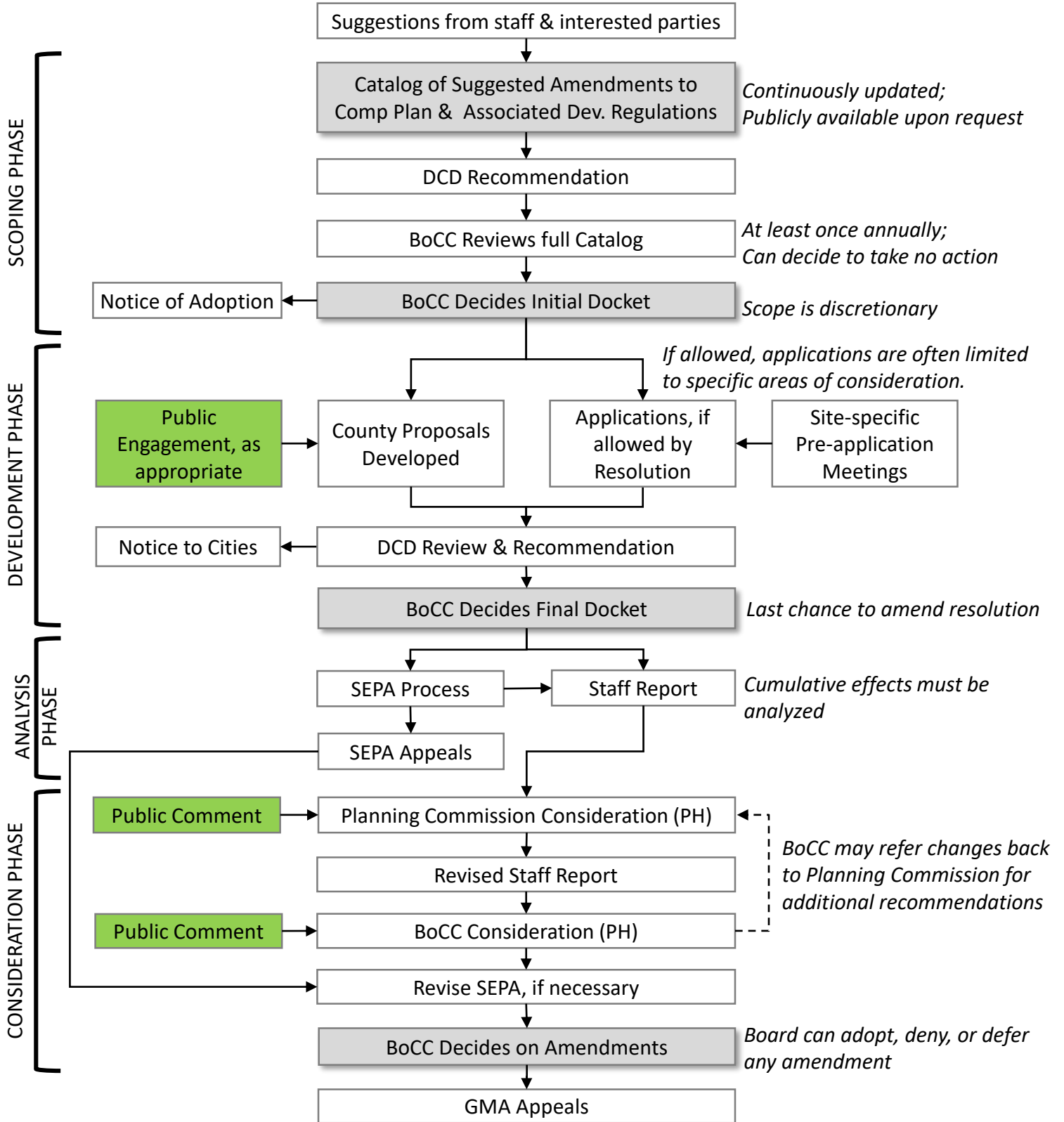
### Office Location

619 Division Street  
Port Orchard, Washington

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## Summary of Current Comprehensive Plan Amendment Process



**Other Notes:**

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

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

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2018 Comprehensive Plan Amendment (CPA) Schedule

		2018												Outcomes		
		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
<b>General Phasing</b>	Scoping															Overall scope and process are defined
				Development												Amendments are fully developed (including alternatives, if applicable)
						Analysis										Individual and cumulative effects are understood
										Consideration						Community input and policy deliberations lead to well-reasoned decisions
	CPA Docket		ID			FD										(ID) Initial Docket; (FD) Final Docket
	CPA Application Period			4-weeks												Interested parties submit applications
	County Proposal Process															County-sponsored proposals developed, with public engagement
	SEPA & Staff Reports															Cumulative effects analyzed and staff recommendations
	Comment Period/Open House									30+ days						Communities are informed and comment on CPAs
	PC Work Study															PC understands CPAs and staff recommendations
	PC Public Hearing															PC understands CPAs and reviews staff recommendations
	PC Recommendation															PC receives public comment and deliberates
	BoCC Work Study															BoCC deliberates and makes recommendation
	BoCC Public Hearing															BoCC receives public comment and deliberates
	BoCC Decision															BoCC deliberates and adopts CPA ordinance
	Communications		*			*		*	*	*	*	*	*	*	*	Transparent access to information; Communities understand process

Acronyms

- BoCC: Board of County Commissioners
- CPA: Comprehensive Plan Amendment
- PC: Planning Commission
- SEPA: State Environmental Policy Act

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Annual Comprehensive Plan Amendment Process for 2018



DOCKET & STATUS UPDATE

This document last updated: 3/20/2018

The Board of County Commissioners have opened the annual Comprehensive Plan amendment process for 2018. See our [Online Open House](#) for more information about the annual Comprehensive Plan amendment process for 2018. The amendment process will follow a [schedule](#) through December 2018.

The initial docket ([Resolution No. 246-2017](#)) adopted by the Board of County Commissioners determines what County-sponsored amendments will be developed and allows for the submittal of certain types of site-specific applications from interested parties.

This document summarizes the current status of each amendment in the docket and provides links to additional information. This document will be updated periodically throughout the process.

*Note: The Board of County Commissioners may add items to this docket or remove any of the items listed here through the adoption of a final docket resolution in March or April 2018.*

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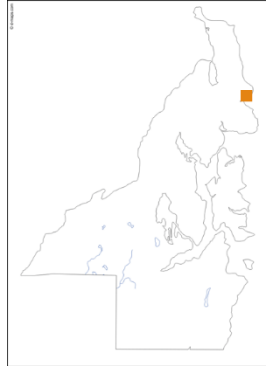
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## COUNTY-SPONSORED AMENDMENTS

### 1. Updates to the Non-motorized Facilities Plan

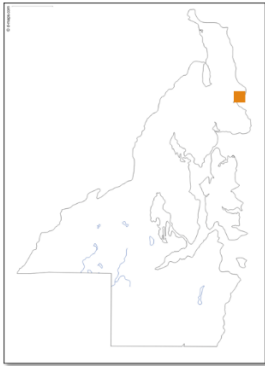
This section last updated: 2/20/2018

<b>Amendment Type</b>	County-sponsored amendment
<b>Description</b>	<p>This amendment includes the following changes:</p> <ul style="list-style-type: none"> <li>• Combine Regional Route Maps (Appendix E) and Routes of Bicycle Use maps (Appendix F) into one map as well as make 12 changes to existing bicycle routes in the 2013 Non-Motorized Facility Plan;</li> <li>• Consider the Kingston Community Trails Plan proposed by the Kingston Citizen Advisory Council</li> <li>• Various non-substantive administrative changes</li> </ul>
<b>Geographic Area Affected</b>	<p><a href="#">Unincorporated Kitsap County</a> and the Kingston Area</p> 
<b>Staff Contact</b>	<p>David Forte, Transportation Planner (Public Works Department)  <a href="mailto:DForte@co.kitsap.wa.us">DForte@co.kitsap.wa.us</a>, 360-337-7210</p>
<b>Development Process</b>	<ol style="list-style-type: none"> <li>1. The Kingston Citizen Advisory Committee developed and submitted a draft community trails plan.</li> <li>2. The Kitsap County Non-motorized Citizen Advisory Committee will review the draft plan at their regular meeting on February 20, 2018 (Location: Kitsap County Public Works Building, Port Orchard) and make a recommendation at their regular meeting on March 20, 2018 (Location: Eagle's Nest meeting room, 1195 Fairgrounds Rd).</li> <li>3. The Kitsap County Public Works Department will prepare a final proposal.</li> </ol>
<b>Proposed Amendment</b>	Not available at this time
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started

<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

**2. Review of the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC)**

This section last updated: 2/20/2018

<b>Amendment Type</b>	County-sponsored amendment
<b>Description</b>	There are concerns that the development and re-development intended in the Kitsap County Comprehensive Plan for the Kingston downtown area is not occurring and that there may be unnecessary regulatory barriers impeding such development. This process will consider various factors (market, regulatory, and infrastructure) to assess potential barriers to intended development and, if applicable, identify alternatives for addressing any identified regulatory barriers. Any market or infrastructure barriers identified may be addressed through other processes.
<b>Geographic Area Affected</b>	Downtown Kingston 
<b>Staff Contact</b>	Peter Best, Planner (Department of Community Development) <a href="mailto:PBest@co.kitsap.wa.us">PBest@co.kitsap.wa.us</a> , 360-337-5777 Liz Williams, Planner (Department of Community Development) <a href="mailto:LWilliam@co.kitsap.wa.us">LWilliam@co.kitsap.wa.us</a> , 360-337-5777

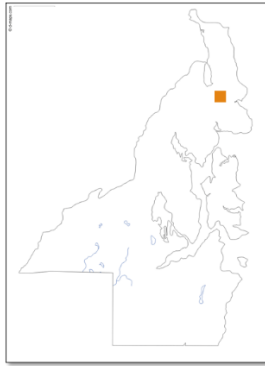
<b>Development Process</b>	A Kingston UVC Workgroup of stakeholders has been appointed. The workgroup will be meeting in February and March to identify barriers. Any alternatives that require an amendment to the Comprehensive Plan need to be prepared by late March or early April. Any alternatives that do not require a Comprehensive Plan amendment are expected to be prepared by June.  Document: <a href="#">Kingston UVC Workgroup schedule and roster</a>
<b>Proposed Amendment</b>	Not available at this time
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

### 3. Minor adjustment to the boundary for the George's Corner limited area of more intensive rural development (LAMIRD)

This section last updated: 2/20/2018

<b>Amendment Type</b>	County-sponsored amendment
<b>Description</b>	This amendment is limited to a minor adjustment of the LAMIRD boundary in southwest corner of the LAMIRD (subject area shown in Attachment 1 to <a href="#">Resolution 246-2017</a> ). The purpose of this amendment is to improve alignment of the LAMIRD boundary with (1) critical areas and (2) platted parcel boundaries consistent with the commercial purpose of the LAMIRD. This adjustment should result in no net change in the overall size of the LAMIRD.
<b>Geographic Area Affected</b>	George's Corner (intersection of SR-104 and Miller Bay Road NE)





<b>Staff Contact</b>	Peter Best, Planner (Department of Community Development) <a href="mailto:PBest@co.kitsap.wa.us">PBest@co.kitsap.wa.us</a> , 360-337-5777
<b>Development Process</b>	Due to the limited nature of this amendment, staff will prepare the proposal for this amendment. A workgroup will not be established for this amendment.
<b>Proposed Amendment</b>	Not available at this time
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

**4. Updates to Public Facility Designations and Park Classifications**

This section last updated: 2/20/2018

<b>Amendment Type</b>	County-sponsored amendment
<b>Description</b>	The purpose of this amendment is to allow land use designations and zoning classifications to be kept up to date to reflect acquisition and disposal of public facility and park property.

<b>Geographic Area Affected</b>	<a href="#">Unincorporated Kitsap County</a>
<b>Staff Contact</b>	Peter Best, Planner (Department of Community Development) <a href="mailto:PBest@co.kitsap.wa.us">PBest@co.kitsap.wa.us</a> , 360-337-5777
<b>Development Process</b>	Staff will coordinate with providers of public facilities to identify properties subject to this amendment.
<b>Proposed Amendment</b>	Not available at this time
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

## 5. Updates to the Parks, Recreation, and Open Space Plan

This section last updated: 3/20/2018

<b>Amendment Type</b>	County-sponsored amendment
<b>Description</b>	The PROS plan provides a six-year plan and 20-year vision for the County's park system and the steps needed for developing and improving existing park facilities, the development and acquisition for new park facilities, and expanding recreational opportunities. The Growth Management Act (GMA) promotes wise use of limited land and resources which helps conserve open space. GMA encourages the enhancement of recreational opportunities, and calls for the development of parks and recreation facilities, which adds to the quality of life in communities. The PROS Plan is also required for state and federal grant eligibility, which is administered by the Washington State Recreation and Conservation Office (RCO). Upon adoption by County Commissioners, the plan is submitted to RCO for approval.

<b>Geographic Area Affected</b>	<a href="#">Unincorporated Kitsap County</a>
<b>Staff Contact</b>	Steven Starlund, Parks Planner (Department of Parks and Recreation) <a href="mailto:SStarlun@co.kitsap.wa.us">SStarlun@co.kitsap.wa.us</a> , 360-337-5350
<b>Development Process</b>	<a href="#">See project web site for more details.</a>
<b>Proposed Amendment</b>	The Board of County Commissioners adopted the draft Parks, Recreation, and Open Space Plan update on February 26, 2018 ( <a href="#">Resolution 040-2018</a> ). This document is the proposed amendment to the Comprehensive Plan. <a href="#">See project web site for more details.</a>
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

## 6. Review and revise, as needed, policies regarding affordable housing in Kitsap County

This section last updated: 3/20/2018

<b>Amendment Type</b>	County-sponsored amendment
<b>Description</b>	The Department of Human Services will lead a review of the policies and strategies in Chapter 4 (Housing and Human Services) if the Comprehensive Plan.
<b>Geographic Area Affected</b>	<a href="#">Unincorporated Kitsap County</a>
<b>Staff Contact</b>	Kirsten Jewell, Housing and Homelessness Program Coordinator (Department of Human Services) <a href="mailto:KJewell@co.kitsap.wa.us">KJewell@co.kitsap.wa.us</a> , 360-337-7286

<b>Development Process</b>	Staff from the Department of Human Services reviewed the policies and strategies related to affordable housing and are developing a proposal that includes the following: <ul style="list-style-type: none"> <li>• A new Strategy #1 to develop an affordable housing inventory and housing and transportation analysis report.</li> <li>• Existing Strategies #1 &amp; #2 would become implementation steps under the new Strategy #1.</li> <li>• Strategies #3 &amp; #4 would be renumbered.</li> <li>• Corrections and updates to the Reference section</li> </ul>
<b>Proposed Amendment</b>	Not available at this time
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

## SITE-SPECIFIC AMENDMENT APPLICATIONS

Applications for site-specific amendments were accepted from January 9, 2018 to February 6, 2018 for the following areas of consideration:

1. Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas.
2. Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas.
3. Changing the land use designation on property within urban growth areas for the purpose of infill and redevelopment.

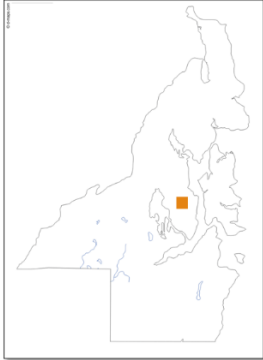
Acquisition of transferable development rights (TDRs) are required for certain site-specific Comprehensive Plan amendments as specified in [Resolution 246-2017](#) at ratios adopted by [Resolution 217-2017](#). Required TDRs are calculated by first rounding up acres (i.e. 2.15 acres rounds up to 3 acres) and then multiplying by the applicable ratio.

### Reference Documents

- Parcels referenced below may be located by using the online [Kitsap County Parcel Search](#) tool
- [Learn more about](#) Kitsap County's transfer of development rights program.
- [Summary of Land Use Map Designations, Zoning Map Classifications, and Shoreline Environment Map Designations applicable to 2018 site-specific Comprehensive Plan amendments](#)
- [Kitsap County Comprehensive Plan Land Use Map](#)
- [Kitsap County Zoning Map](#)
- [Kitsap County Shoreline Environment Map](#)

**18-00369 (Richardson)**

This section last updated: 2/20/2018

<b>Amendment Type</b>	Site-specific amendment		
<b>Request</b>	<u>Change from</u> Land Use: Urban Low-Density Residential; Zoning: Urban Restricted (1-5 DU/Ac)	<u>Change to</u> Land Use: Urban High Intensity Commercial; Zoning: Commercial (10-30 DU/Ac)	
<b>Geographic Area Affected</b>	Central Kitsap UGA 	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		232501-4-019-2000	0.94
		232501-4-064-2004	1.21
		<b>Total</b>	<b>2.15</b>
<b>Transferable Development Rights Required</b>	Acquisition of 9 TDRs required (Ratio=3)		
<b>Landowner</b>	Lois Richardson		
<b>Applicant</b>	Karen Timken		
<b>Application</b>	Not available at this time		
<b>Staff Contact</b>	Darren Gurnee, Planner (Department of Community Development) <a href="mailto:DGurnee@co.kitsap.wa.us">DGurnee@co.kitsap.wa.us</a> , 360-337-5777		
<b>Environmental Analysis and Staff Report</b>	This step has not started		
<b>Public Comments for Planning Commission</b>	This step has not started		
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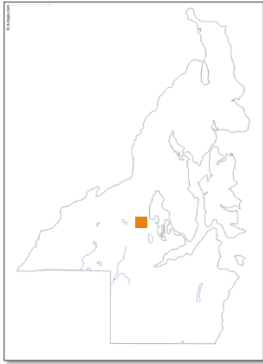
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**Board of County Commissioners Consideration & Decision**      This step has not started

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### 18-00431 (Ueland Tree Farm LLC)

This section last updated: 2/20/2018

<b>Amendment Type</b>	Site-specific amendment		
<b>Request</b>	<u>Change from</u> Land Use: Forest Resource Lands; Zoning: Forest Resource Lands (1 DU/40 Ac)	<u>Change to</u> Land Use: Mineral Resource Overlay; Zoning: Forest Resource Lands (1 DU/40 Ac)	
<b>Geographic Area Affected</b>	Rural Central Kitsap 	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		242401-4-005-1008	20
		242401-4-006-1007	20
		242401-4-007-1006	20
		242401-4-008-1005	20
		192401-3-005-2005	20
		<b>Total</b>	<b>100</b>
<b>Transferable Development Rights Required</b>	n/a		
<b>Landowner</b>	Ueland Tree Farm LLC		
<b>Applicant</b>	Mark Mauren		
<b>Application</b>	Not available at this time		
<b>Staff Contact</b>	Liz Williams, Planner (Department of Community Development) <a href="mailto:LWilliam@co.kitsap.wa.us">LWilliam@co.kitsap.wa.us</a> , 360-337-5777		
<b>Environmental Analysis and Staff Report</b>	This step has not started		
<b>Public Comments for Planning Commission</b>	This step has not started		

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**Planning Commission Consideration & Recommendation** This step has not started

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**Public Comments for Board of County Commissioners** This step has not started

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**Board of County Commissioners Consideration & Decision** This step has not started

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### 18-00490 (Culbertson)

This section last updated: 2/20/2018

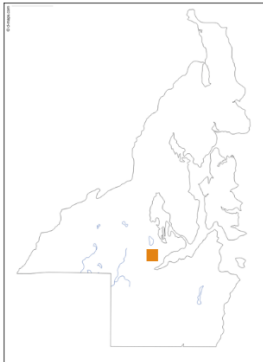
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**Amendment Type** Site-specific amendment

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**Request** Change from Land Use: Rural Protection; Zoning: Rural Protection (1 DU/10 Ac) Change to Land Use: Mineral Resource Overlay Zoning: Rural Protection (1 DU/10 Ac)

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<b>Geographic Area Affected</b>	<b>Rural South Kitsap</b>	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		292401-4-029-2003	29.38
		292401-4-005-2001	39.85
	<b>Total</b>		<b>69.23</b>

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**Transferable Development Rights Required** n/a

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**Landowner** Roland Culbertson

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**Applicant** Kitsap Reclamation & Materials, Inc

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**Application** Not available at this time

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**Staff Contact** Liz Williams, Planner (Department of Community Development)  
[LWilliam@co.kitsap.wa.us](mailto:LWilliam@co.kitsap.wa.us), 360-337-5777

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**Environmental Analysis and Staff Report** This step has not started


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<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

**18-00495 (Ace Paving Co, Port Orchard Sand & Gravel Co)**

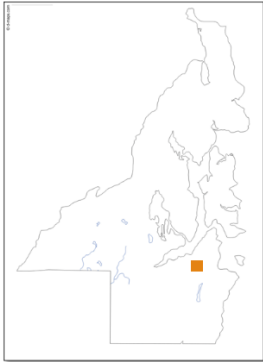
This section last updated: 2/20/2018

<b>Amendment Type</b>	Site-specific amendment		
<b>Request</b>	<u>Change from</u> Land Use: Urban Industrial & Mineral Resource Lands; Zoning: Industrial (0 DU/Ac)	<u>Change to</u> Land Use: Low-Density Residential; Zoning: Urban Low Residential (5-9 DU/Ac)	
<b>Geographic Area Affected</b>	Silverdale UGA 	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		192501-2-008-2003	9.5
		192501-2-009-2002	19.28
		192501-2-003-2008	40.35
		182501-3-012-2006	40.15
		<b>Total</b>	<b>109.28</b>
<b>Transferable Development Rights Required</b>	n/a		
<b>Landowner</b>	Ace Paving Co, Port Orchard Sand & Gravel Co		
<b>Applicant</b>	Mark Kuhlman		
<b>Application</b>	Not available at this time		

<b>Staff Contact</b>	Peter Best, Planner (Department of Community Development) <a href="mailto:PBest@co.kitsap.wa.us">PBest@co.kitsap.wa.us</a> , 360-337-5777
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

**18-00528 (Hanley Property LLC)**

This section last updated: 2/20/2018

<b>Amendment Type</b>	Site-specific amendment		
<b>Request</b>	<u>Change from</u> Land Use: Urban High-Density Residential Zoning: Urban High Residential (19-30 DU/Ac)	<u>Change to</u> Land Use: Urban High Intensity Commercial; Zoning: Commercial (10-30 DU/Ac)	
<b>Geographic Area Affected</b>	Port Orchard UGA 	<u>Parcel Tax Acct #</u>	<u>Acres</u>
		312402-1-037-2004	0.25
		312402-1-038-2003	0.47
		312402-1-039-2002	0.31
		<b>Total</b>	<b>1.03</b>

<b>Transferable Development Rights Required</b>	Acquisition of 4 TDRs required (Ratio=2)
<b>Landowner</b>	Hanley Property LLC
<b>Applicant</b>	Bill Palmer
<b>Application</b>	Not available at this time
<b>Staff Contact</b>	Darren Gurnee, Planner (Department of Community Development) <a href="mailto:DGurnee@co.kitsap.wa.us">DGurnee@co.kitsap.wa.us</a> , 360-337-5777
<b>Environmental Analysis and Staff Report</b>	This step has not started
<b>Public Comments for Planning Commission</b>	This step has not started
<b>Planning Commission Consideration &amp; Recommendation</b>	This step has not started
<b>Public Comments for Board of County Commissioners</b>	This step has not started
<b>Board of County Commissioners Consideration &amp; Decision</b>	This step has not started

## Previous Versions of this Document

Links to previous versions of this document are listed below by the date of their publication:

[January 8, 2018](#)

[February 20, 2018](#)

RESOLUTION NO. 064-2018

**PROVIDING FOR REVIEW AND POTENTIAL AMENDMENT TO THE KITSAP COUNTY COMPREHENSIVE PLAN, LAND USE AND ZONING MAPS AND CORRESPONDING DEVELOPMENT REGULATIONS**

**WHEREAS**, the Washington State Growth Management Act (GMA), RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016; and

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

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

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

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

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

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

**WHEREAS**, on December 11, 2017, following timely and effective legal notice, the Board of County Commissioners held a public hearing to consider written and verbal testimony on the draft resolution; and

**WHEREAS**, on December 27, 2017, the Board of County Commissioners adopted an initial docket for the annual Comprehensive Plan amendment process by Resolution 246-2017; and

**WHEREAS**, on March 28, 2018 and April 4, 2018, the Board of County Commissioners reviewed the status of County-sponsored amendments in development and

site-specific amendment applications submitted under the scope of the initial docket (Resolution 246-2017) and decided to make revisions to the docket.

**NOW, THEREFORE, BE IT RESOLVED:**

1. **Areas of Consideration:** The annual amendments to the Comprehensive Plan (and associated development regulations, as necessary) considered for 2018 will be as follows.
  - A. **County-sponsored amendments:** Kitsap County departments shall develop and analyze the following amendments to the Comprehensive Plan for further consideration pursuant to Kitsap County Code (KCC) Chapter 21.08.
    1. Updates to the Non-motorized Facilities Plan
    2. Review of the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC)
    3. Minor adjustment to the boundary for the George's Corner limited area of more intensive rural development (LAMIRD)
      - This amendment is specifically limited to a minor adjustment of the LAMIRD boundary in southeast corner of the LAMIRD (subject area shown in Attachment 1).
      - The purpose of this amendment is to improve alignment of the LAMIRD boundary with (1) critical areas and (2) platted parcel boundaries consistent with the commercial purpose of the LAMIRD.
      - This adjustment should result in no net change in the overall size of the LAMIRD.
    4. Updates to Public Facility Designations and Park Classifications
      - The purpose of this amendment is to allow land use designations and zoning classifications to be kept up to date to reflect acquisition and disposal of public facility and park property.
    5. Updates to the Parks, Recreation, and Open Space Plan
    6. Review and revise, as needed, policies regarding affordable housing in Kitsap County.
    7. Limited textual amendments as may be needed to improve the clarity of the Comprehensive Plan without changing the intent of the Plan.
  - B. **Applications from Interested Parties:** The Kitsap County Department of Community Development shall analyze the site-specific applications listed in Table 1 for consideration in 2018 pursuant to Kitsap County Code (KCC) Chapter 21.08.

Table 1: Site-specific Applications

Case #	Landowner	Existing Designation/Zone	Requested Designation/Zone
<b>Changing the land use designation to Mineral Resource Overlay (MRO) on property outside urban growth areas</b>			
18-00431	Ueland Tree Farm LLC	Forest Resource Lands/Forest Resource Lands (1 DU/40 Ac)	MRO/Forest Resource Lands (1 DU/40 Ac)
18-00490	Culbertson	Rural Protection/Rural Protection (1 DU/10 Ac)	MRO/Rural Protection (1 DU/10 Ac)
<b>Changing the land use designation to Forest Resource Lands (FRL) on property outside urban growth areas</b>			
<i>No applications submitted</i>			
<b>Changing the land use designation on property within urban growth areas for the purpose of infill and redevelopment</b>			
18-00369	Richardson	Urban Low-Density Residential/Urban Restricted (1-5 DU/Ac)	Urban High Intensity Commercial/Commercial (10-30 DU/Ac)
18-00528	Hanley Property LLC	Urban High-Density Residential/Urban High Residential (19-30 DU/Ac)	Urban High Intensity Commercial/Commercial (10-30 DU/Ac)

The Kitsap County Department of Community Development shall continue to analyze site-specific application #18-00495 (Ace Paving Co, Port Orchard Sand & Gravel). If a SEPA Determination of Significance is issued, then consideration shall be deferred to 2019 pursuant to Kitsap County Code (KCC) Chapter 21.08.

- C. **Other:** The Board may reconsider and revise, by amendment, the scope of this resolution to add or modify the types of applications accepted through this process if a need or inadvertent omission is demonstrated and if a full and cumulative review (including environmental review) can still be accomplished in accordance with the deadlines for review.
2. **Transfer of Development Rights:** Chapter 17.580 (Transfer of Development Rights) shall apply to site-specific amendments. Site-specific amendments within urban growth areas shall require the acquisition of development rights at the ratios adopted by Resolution 217-2017, or its successor.
  3. **Standards of Review:** The procedures and requirements for application, review, decision, and appeal of amendments to the Comprehensive Plan are described in Chapter 21.08 of Kitsap County Code.
  4. **Public Outreach and Participation:** Public outreach and participation will be conducted as set forth in Chapter 21.08 of Kitsap County Code and in compliance with the GMA. Such outreach may include mailings, notifications, signs, a website, and other electronic and non-electronic means appropriate to the nature and location of amendment requests. Existing or new advisory committees will be consulted and public meetings will be conducted, as appropriate to the nature and location of requested amendments. Public hearings will also be conducted by the Planning Commission and the Board of County Commissioners. Individuals, organizations,

businesses, tribal governments, government agencies, and others are invited to provide input and comment on any proposed changes to the Comprehensive Plan and, if applicable, associated development regulations.

DATED this 4<sup>th</sup> day of April, 2018.

KITSAP COUNTY BOARD OF COMMISSIONERS



Robert Gelder, Chair

Edward E. Wolfe, Commissioner

ATTEST:

Dana Daniels  
Clerk of the Board

Charlotte Garrido, Commissioner

Approved as to form:

Lisa J. Nickel  
Deputy Prosecuting Attorney



Exhibit 1

The following map depicts the geographic scope of the area subject to the minor adjustment to the boundary for the George's Corner limited area of more intensive development (LAMIRD).



Affected Parcels

Tax Parcel ACCT #	Land Owner
272702-2-046-2004	KINGSTON CORNERS LLC
272702-2-047-2003	BROUGHTON WILLIAM H

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## Annual Comprehensive Plan Amendment Process for 2018

### Summary of Outreach and Engagement



The Department of Community Development (DCD) believes that outreach for this Comprehensive Plan amendment process must meet the following goals:

**Transparency** – Anyone can easily become informed about the process and access materials

**Predictability** – Processes are clearly and consistently communicated so everyone knows what to expect

**Opportunity** – Everyone can participate without significant barriers

DCD's outreach and engagement efforts strive to inform and engage interested parties through a variety of methods that exceed legally-mandate requirements. This document summarizes the level of outreach and engagement achieved during the four major phases of this process.

#### Phase 1 – Scoping (November – December 2017)

##### Estimated Outreach

~ 27,880 communications have been sent to people and organizations through the following methods:

- Kitsap County GovDelivery announcements (via email, SMS text, Facebook, Twitter) to:
  - Subscribers of various Kitsap County distribution lists
  - Citizen Advisory Committees (CACs)
  - Planning Commission members
  - Kitsap County Comprehensive Plan Internal Review Team members (IRT)
  - DCD Advisory Group (DAG)
  - Various local, state, federal, and tribal agencies
  - Various community organizations
  - Various trade/business organizations
- Nextdoor.com post
- Formal letter to 6 Tribes & 2 tribal organizations
- Public hearing

An unknown number of people received information through the following additional methods:

- Legal notice in Kitsap Sun newspaper (~30,000 circulation)
- Online Open House (project webpage)
- "News" headlines and graphic "ads" on Kitsap County homepage and DCD homepage
- Postcards in the Department's Permit Center
- Postcards distributed at CAC meetings

##### Estimated Engagement

~ 51 interactions with people and organizations regarding this project have occurred, including:

- Kingston Chamber of Commerce Stakeholders Group meeting
- Meeting with tribal staff from 2 tribes & 1 tribal organization
- Written comments
- Public hearing

## Phase 2 – Development (January 2018 - to date)

### Estimated Outreach

~ 54,611 communications have been sent to people and organizations through the following methods:

- Kitsap County GovDelivery announcements (via email, SMS text, Facebook, Twitter) to:
  - Subscribers of various Kitsap County distribution lists
  - Citizen Advisory Committees (CACs)
  - Planning Commission members
  - Kitsap County Comprehensive Plan Internal Review Team members (IRT)
  - DCD Advisory Group (DAG)
  - Various local, state, federal, and tribal agencies
  - Various community organizations
  - Various trade/business organizations
- Nextdoor.com posts

An unknown number of people received information through the following additional methods:

- Legal notice in Kitsap Sun newspaper (~30,000 circulation)
- Online Open House (project webpage)
- “News” headlines and graphic “ads” on Kitsap County homepage and DCD homepage
- Information distributed at CAC meetings
- Newspaper articles regarding the Parks, Recreation, and Open Space Plan update

### Estimated Engagement

~ 161 interactions with people and organizations regarding this project have occurred, including:

- Interested residents and business owners
- Site-specific Comprehensive Plan amendment applicants
- Kitsap County Non-motorized Citizen Advisory Committee
- Kingston UVC Workgroup

An unknown number of people engaged in updating the Parks, Recreation, and Open Space Plan, which is a County-sponsored amendment that started in 2017 and included the following engagement opportunities:

- Online survey
- Open Houses (3)
- Public meetings (3), including a public hearing

## Phase 3 – Analysis (TBA)

## Phase 4 – Consideration (TBA)