

EXHIBIT A

Kitsap County 10-Year Comprehensive Plan Update Planning Commission Recommendations for Preferred Alternative

Below is a summary of the Planning Commission recommendations on the sizing and composition of Kitsap County’s Urban Growth Areas (UGAs). The table addresses general issues regarding UGA sizing and then each UGA specifically. Proposed revisions to Alternative 2 are further illustrated on the attached maps.

	Department Recommendation	Planning Commission Recommendation	Planning Commission Comments
Urban Growth Area Sizing and Composition			
Minimum Density for Urban Low and Urban Cluster Zones (Reduction from 5 to 4 Dwelling Units Per Acre)	Recommended	Same	Central Puget Sound Growth Management Hearings Board (CPSGMHB) decisions have ruled that 4 dwelling units per acre is an urban density for Kitsap County. Citizen groups have lobbied for residential densities lower than 5 dwelling units per acre to maintain neighborhood character. Four dwelling units per acre addresses GMA requirements and these community desires.

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Mixed Use Minimum Densities (10 Versus 4 Dwelling Units Per Acre)	Maintain 10 dwelling unit per acre minimum density.	Same	<p>Public comment has included testimony that 10 dwelling units per acre may not allow small developers on small lots to include residential development in their projects due to higher development costs.</p> <p>However, the intent of the mixed use zone is to encourage higher density development to provide additional housing types and maximize infrastructure improvements. Lowering the density removes the zones value for these purposes and as a reasonable measure.</p>
Population Banking	Bank undistributed population within the Central Kitsap, East Bremerton and West Bremerton UGAs to be resolved through UGAMA discussions with the City of Bremerton in 2007/2008	Same	<p>The land capacity for the proposed UGA boundaries are unable to accommodate all the projected population countywide, but most notably in three UGAs. Accommodating the proposed population allocations for the Central Kitsap, East Bremerton and West Bremerton has been difficult. Opportunities for upzoning and expansion to accommodate this population are limited due to critical area constraints and existing development patterns.</p> <p>Countywide Planning Policies call for the association of UGAs adjacent to cities and the development of Urban Growth Area Management Agreements (UGAMAs) for these areas. As all three UGAs abut the City of Bremerton, the remaining population can be sensibly designated through an UGAMA process or redistributed to other urban areas within the County.</p>

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Overage of Designated Commercial Land (Over 200 acres)	<p>Removal of Commercial zoning from the following areas from Alt 2:</p> <ul style="list-style-type: none"> • Remove Neighborhood Commercial extension on Mile Hill Dr./Pull back to existing UGA boundary (90 acres) • Remove additional agricultural properties near the corner of Glenwood and Sidney from UGA (9 acres) • Convert Highway Tourist Commercial expansions along Bethel Road south of Sedgwick Road to Mixed Use (100 acres) • Convert Neighborhood Commercial along the Anderson Hill Road (Silverdale) to Mixed Use (13 acres) 	<p>Removal of Commercial zoning from the following areas:</p> <ul style="list-style-type: none"> • Remove additional agricultural properties near the corner of Glenwood and Sidney from UGA (9 acres) • Convert Highway Tourist Commercial expansions along Bethel Road south of Sedgwick Road to Mixed Use (100 acres) • Convert Neighborhood Commercial along the Anderson Hill Road (Silverdale) to Mixed Use (13 acres) 	<p>Alternative 2 currently contains a 200 gross acre overage of land designated commercial. Reductions are necessary to help balance the employment projections and land capacity for the countywide total.</p> <p>The County needs properly zoned land for future employment and shopping opportunities. The remaining commercial land and remaining overage is necessary for this purpose.</p> <p>The Planning Commission did not recommend removing the Mile Hill Dr. Neighborhood Commercial extension due to the need to recognize existing commercial activities in the area, possible sewer extensions from the Manchester LAMIRD and to provide support for economic activities for Manchester.</p>
Kingston UGA	Alternative 2	Same	<p>The Plan has addressed the remanded issues from the CPSGMHB on the Kingston Sub-Area Plan. With these issues addressed and the reduction from 5 to 4 dwelling units an acre for Urban Low and Urban Cluster (see above), the size and composition of Alternative 2 is within 2% of the population projections for the area.</p>

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Poulsbo UGA	Alternative 2	Same	Alternative 2 is consistent with the future plans for the City of Poulsbo and is within 2% of the population projections for the area.
Silverdale UGA	<p>Alternative 2 w/ revisions:</p> <ul style="list-style-type: none"> • Convert Urban Low on Dickey Road to Industrial • Convert Urban Low east of Schold Farm to Urban Restricted • Convert Neighborhood Commercial on Anderson Hill Road to Mixed Use 	Same	<p>All properties were reclassification requests that were recommended for approval by the Silverdale Citizens Advisory Committee.</p> <p>In alternative two, the Dickey Road parcels is zoned Urban Low, but is surrounded on three sides by Industrial zoning. As has been seen in North Kitsap, maintaining compatibility between industrial and residential uses can be difficult when abutting on only one side, let alone three.</p> <p>In alternative two, the Schold Farm parcel is zoned Urban Low, but is surrounded on three sides by Urban Restricted zoning and by a roadway on the fourth. This property's proximity to critical areas as well as the surrounding zoning makes Urban Low zoning inappropriate for the property.</p> <p>The Anderson Hill Road Neighborhood Commercial properties should be converted to Mixed Use to address the countywide overage of commercial designated land and to maintain a consistent land use pattern.</p>

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Barker Creek Corridor	<p>No recommendation on inclusion/exclusion from UGA</p> <p>Pros</p> <ul style="list-style-type: none"> • Provides a clear separator between urban areas. • Allows low-density development near critical areas. <p>Cons</p> <ul style="list-style-type: none"> • Area does have sewer availability. • Provides a de-facto boundary of rural zoning between Silverdale and Bremerton 	<p>Exclude from UGA as shown in Alternative 2</p>	<p>The purposes of the inclusion/exclusion of this area from the UGAs are two-fold; environmental protection and determining future jurisdiction (incorporation/annexation).</p> <p>The Silverdale CAC has not provided a clear preference, first voting to exclude from the UGA at one meeting, then voting to include in the UGA at another meeting.</p> <p>The Planning Commission recommended the removal of the Barker Creek corridor from the UGA to provide an urban separator between the future City of Silverdale and the City of Bremerton consistent with the requests of many property owners and a community group.</p>

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Central Kitsap UGA	<p>Alternative 2 w/ revisions:</p> <ul style="list-style-type: none"> • Remove Urban Restricted north of Waaga Way • Convert Mixed Use and Urban Low between Perry and Trenton Avenues, north of Sylvan Way to Urban Restricted • Convert certain properties along the St. Hwy. 303 corridor to Highway Tourist Commercial from Mixed Use 	Same	<p>Includes significant upzoning of the St. Hwy. 303 corridor as appropriate. Implements mixed use zoning (reasonable measures).</p> <p>The City of Bremerton has objected to the expansion of the CK UGA north of Waaga Way. As the most likely jurisdiction to annex this area in the future, the City's goals should be acknowledged.</p> <p>Significant critical areas are located on the northeast corner of Sylvan and Perry Avenues. These properties may not be appropriate for higher-intensity development that comes with mixed use zoning and may be better suited for lower-density development consistent with Urban Restricted.</p> <p>Additionally, certain properties along the St. Hwy. 303 corridor were zoned mixed use while the properties surrounding them were zoned HTC. Staff recommends returning these properties to HTC to better coordinate with adjacent properties.</p> <p>As the capacity of the proposed UGA will not meet its population allocation, population banking will be necessary.</p>

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Royal Valley Site-Specific	Maintain as Rural Residential. Exclude from UGA.	Same	The City of Bremerton has objected to the expansion of the CK UGA north of Waaga Way. As the most likely jurisdiction to annex this area in the future, the City's goals should be acknowledged.
East Bremerton UGA	Alternative 2	Same	Alternative 2 provides opportunities for higher densities and mixed use development (reasonable measures). These measures do not accommodate all the projected population and will require population banking (see above).
West Bremerton UGA	Alternative 2	Same	Alternative 2 provides opportunities for higher densities and mixed use development (reasonable measures). These measures do not accommodate all the projected population and will require population banking (see above).
Gorst UGA	Alternative 2 w/ additions: <ul style="list-style-type: none"> • Include additional Urban Restricted and Urban Low land between W. Belfair Valley Road and St. Hwy 3 	Same	Alternative 2 with minor revisions most closely meets the population projections for the UGA. Areas to be included are appropriate for urban densities.

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South Kitsap Industrial Area (SKIA) UGA	Alternative 2	Same	Alternative 2 includes no additional Industrial or Business Center zoning. New employment is spread out to other areas of South and Central Kitsap. Contains IMPRA designation and Urban Holding Area.
GWS/Overton Reclassification Request	Designate as IMPRA w/in the SKIA UGA boundary	Same	<p>IMPRA designation and the Urban Holding Area zone establish a clear framework for the approval of future emerging economic opportunities such as a speedway or large-scale industrial complex or other unique employment uses in this area.</p> <p>Full environmental review and capital facilities planning will be required based upon the actual use proposed rather than a more general zone. The costs of such review and planning would be bourn by the applicant rather than the County.</p> <p>A future development agreement and master plan will be required before any urban uses would be allowed. These processes will include full public participation and approval by the Board of Commissioners.</p>
McCormick/ULID #6 UGA	Alternative 2	Same	Alternative 2 provides adequate land (within 1% of target) to meet the population projections for the UGA. No expansion is necessary.

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Port Orchard/South Kitsap UGA	<p>Alternative 2 w/ revisions:</p> <ul style="list-style-type: none"> • Distribute unallocated population to the “centers” designated by the Sub-Area Plan. • Remove Neighborhood Commercial extension on Mile Hill Dr./Pull back to existing UGA boundary • Remove additional agricultural properties near the corner of Glenwood and Sidney from UGA • Convert Highway Tourist Commercial expansions along Bethel Road, south of Sedgwick Road, to Mixed Use 	<p>Alternative 2 w/ revisions:</p> <ul style="list-style-type: none"> • Distribute unallocated population to the “centers” designated by the Sub-Area Plan. • Remove additional agricultural properties near the corner of Glenwood and Sidney from UGA • Convert Highway Tourist Commercial expansions along Bethel Road, south of Sedgwick Road, to Mixed Use (100 acres) • Several site-specific requests (see Exhibit B). These requests have been analyzed in the DEIS. <p>Neighborhood Commercial along Mile Hill Drive remains in UGA</p>	<p>The Sub-Area Plan encourages higher density development within the designated centers in the UGA. The Plan contains goals and policies to accomplish this. To maintain consistency with the goals and policies and acknowledging the potential success of this strategy, the remaining population should be allocated to these centers. Additionally, the conversion of the southern end of the Bethel Road corridor from Highway tourist Commercial to Mixed-Use furthers this purpose.</p> <p>Several site-specific requests have merit to provide expansion for existing businesses and to acknowledge the existence of others.</p>
UGA-Related Comprehensive Plan Issues			
Rural Wooded Incentive Program (RWIP)	Defer to 2007/2008	Defer to 2008	<p>Testimony at the public hearings regarding this program was largely negative from both large property owners and the other stakeholders</p> <p>Environmental Review has been conducted on the Rural Wooded Incentive Program and assumed one third of rural growth could occur in these properties over 20 years. Results of 2007 Buildable Lands Report (BLR) will help quantify urban rural split issues. With this added information, deferral to 2008 may allow further discussions to resolve issues between property owners and the other stakeholder groups.</p>

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Transfer of Development Rights	<p>Recommended w/ revisions:</p> <ul style="list-style-type: none"> • Required only for Site-Specific and rezone requests (remove requirement for height increases). 	<p>Recommended w/ revisions:</p> <ul style="list-style-type: none"> • Required only for Site-Specific and rezone requests (remove requirement for height increases). • Rural properties who have sold a development right may be allowed to restore the right by purchasing one from another rural property. • Include language stating if property that has sold a development right is included in a UGA through a Comprehensive or Sub-Area planning effort, the development right will be restored for urban development. 	<p>TDRs provide an additional alternative to rural development that allows rural property owners to see financial benefit from their property while furthering the County's UGA density goals (reasonable measure).</p> <p>An increased structure height is another important step towards increasing densities within the UGAs. Requiring TDRs for such increased heights may reduce the chances of this higher-density development by increasing the costs.</p> <p>The TDR program is recommended with the provision for rural properties to recapture their sold development right if purchased from another rural property. Such a purchase would not increase their density beyond that allowed by their zone.</p>

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Urban Restricted (UR) Density Range and Calculation	<p>Density range of 1-5 dwelling units per acre.</p> <p>Density calculated based upon the gross acreage of the project minus critical areas and their buffers.</p>	Same	<p>Historically, the density range for the Urban Restricted zone was calculated at 1-5 dwelling units per acre with the low number based upon net acreage and the high based on gross acreage. For example, a 20-acre property with all but 5 acres constrained by critical areas could develop between 5 (net) and 100 (gross) dwelling units.</p> <p>The language of the Comprehensive Plan and County Code contradicted this interpretation. These documents indicate that the density for each project was to be based upon the property's constraints taking into account critical area impacts. This indicates that both the low and high numbers should be based upon net acreage after the removal of critical areas. Using the previous 20-acre example, the range of allowed dwelling units would be between 5 and 25 rather than 5 and 100.</p> <p>The proposed language clarifies the intent of the Urban Restricted zone and the means of calculating its density.</p>