

**RESOLUTION NO. 032-2011**

**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, RCW 36.70A.130 mandates that Kitsap County's Comprehensive Plan and associated legislative documents be subject to continuing review and evaluation; and

**WHEREAS**, Kitsap County has identified a public participation process that complies with the Growth Management Act, RCW 36.70A.140, which provides for early and continuous public participation in the development and amending of comprehensive land use plans and development regulations implementing such plans; and

**WHEREAS**, the Kitsap County Comprehensive Plan provides that it will be reviewed and updated to adjust to changing needs, unforeseen circumstances or new local or regional trends; and

**WHEREAS**, Kitsap County Code Chapter 21.08 establishes procedures for persons to propose amendments to the Plan; and

**WHEREAS**, Kitsap County Code Section 21.08.040 provides that the Board of County Commissioners (Board) will establish a schedule for an annual review and potential amendment of the Plan; and

**WHEREAS**, Kitsap County Code Section 21.08.050 provides that all proposed amendments to the Plan shall be considered concurrently so that all cumulative effects of the amendments can be determined; and

**WHEREAS**, Kitsap County Code Section 21.08.060 provides that all amendments to the Plan shall be consistent with the Growth Management Act, Kitsap Countywide Planning Policy and the remaining provisions of the Plan and development regulations; and

**WHEREAS**, following the adoption of this Resolution, the general public, Planning Commission and County departments will have an opportunity to submit suggestions to the Board regarding amendments to the Comprehensive Plan as limited by the criteria established in this Resolution. Public participation plans will be prepared and outreach will be conducted through the various planning and citizen working groups, county-wide meetings and formally through the Planning Commission and Board public hearing processes. The Planning Commission will conduct at least one work-study session and a public hearing to consider and discuss suggestions and proposals for recommendation to the Board. Furthermore, Kitsap County departments will be contacted to solicit suggestions or proposals for the Plan amendments as they pertain to the criteria established in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the Kitsap County Comprehensive Plan will be reviewed for amendment in 2011 as follows:

1. **Applicants:** No applications will be accepted for the 2011 Comprehensive Plan Amendment process; except as indicated in Sections 4 and 5 of this Resolution.
2. **Public Participation:** Pursuant to the Growth Management Act, public outreach and participation will be conducted through the various planning and citizen working groups, county-wide meetings and formally through the Planning Commission and Board public hearing processes.
3. **Types of Amendments:** As established in Kitsap County Code Section 21.08.030, amendments to the Kitsap County Comprehensive Plan include the following categories:
  - A. Text Amendment: A change or revision in the text of the goals, policies and objective principles or standards of the Comprehensive Plan.
  - B. Area-wide Amendment: A proposed change or revision to the generalized land use map, zoning map, goals, policies, objectives or assumptions affecting a general area which:
    - i. Is comprehensive in nature or may be geographically distinctive; and
    - ii. Has unified interest within the County; and
    - iii. Does not affect the location or designation of the Urban Growth Area (UGA) boundary; and
    - iv. Usually includes several separate properties under various ownerships.
  - C. Site-specific Amendment: A proposed amendment to the Comprehensive Plan that affects one or a small group of contiguous parcels. A site-specific amendment most frequently affects only the land use and/or zoning map, and not the text of the Comprehensive Plan or a development regulation. The Board has the discretion to limit the types of Site-specific Amendments they may receive.
  - D. Map Correction: A proposed change to the land use map or zoning map to reflect the actual direction or decision of the Board when the 2006 Plan was adopted.
4. **Areas for Consideration in 2011:** Community planning processes will be the preferred mechanism through which amendments to the Comprehensive Plan and corresponding development regulations may be entertained in 2011. Although suggested amendments may be considered in subsequent Comprehensive Plan Amendment processes, the 2011 Comprehensive Plan Amendment annual review will be limited to the following:
  - A. Text Amendments: Text amendments to the Kitsap County Comprehensive Plan and corresponding development regulations for consideration with the Comprehensive Plan Amendment process are limited to amendments specifically

related to the following:

- i. Textual amendments related to goals and policies of the Comprehensive Plan and related amendments, as needed, to development code, including, but not limited to, agricultural/food & farm policies, rural clustering policies, transfer of development rights policies, water-as-a-resource policies, policies for fully contained communities and National Historic Towns, and policies for Countywide trails planning.
- ii. Textual amendments related to Kitsap County Code Titles 16, 17 and 21.
- iii. Textual amendments related to potential creation of Transit-Oriented Development (TOD).
- iv. Textual amendments to the Comprehensive Plan, Sub-Area Plans, including, but not limited to, the Kingston Subarea Plan and associated Kingston Design Standards and code, and the Silverdale Subarea Plan and associated Silverdale Design Standards, as well as associated development code relating to the Central Kitsap Community Campus and development of a Silverdale design review board.
- v. Review of Comprehensive Plan implementation and Comprehensive Plan Subarea Plans. Textual amendments to the Comprehensive Plan as needed.
- vi. Textual amendments to the Comprehensive Plan describing goals and policies of the Shoreline Master Program.
- vii. Textual amendments to the Kitsap County Comprehensive Plan Chapter 8, Transportation section to include a new policy in Section 8.2.4 Environmental and a new policy in Section 8.2.10 Non-motorized Travel.
- viii. Textual amendments related to the Comprehensive Plan Capital Facilities, Chapter 11, and Six-Year Capital Facilities Plan documents.

B. Area-Wide Amendments: Area-wide amendments for consideration in the Comprehensive Plan Amendment process will include:

- i. Consideration of one potential Type III Commercial/Industrial Limited Area of More Intensive Rural Development (LAMIRD) in District 2.
- ii. Area-wide Comprehensive Land Use Map Amendments limited to the 'northern Chico Rural Commercial' area and limited to the 'southwestern Sydney Rd urban Highway/Tourist Commercial' area.
- iii. Consideration of possible locations for Transit-Oriented Development

(TOD).

- iv. Consider UGA association and potential Urban Growth Area Management Agreements (UGAMAs) and Inter-Local Agreements (ILAs) with UGAs.
- v. Review of expired or terminated Washington Department of Natural Resources surface mining permits and associated Mineral Resource overlay land use designations, including where mining permits have not been applied.

Individuals and the general public will be able to comment on and provide input to these planning processes and plans through the citizen working groups and the Planning Commission and Board public hearing processes.

C. Site-Specific Amendment Requests: The following types of proposals will be considered in the Comprehensive Plan Amendment process:

Site Specific Amendment requests which are County-initiated and which are necessary for alteration of Urban Growth Area boundaries as they specifically relate to providing urban capital facilities.

Site Specific Amendment requests which are County-initiated and which involve underlying land uses which are not principally park- or public facility-related, but which carry the Park or Public Facility zone designation.

Site Specific Amendment requests which are County-initiated and which involve underlying land uses which are principally park- or public facility-related, but which do not carry the Park or Public Facility zone designation.

Site Specific Amendment requests which are County-initiated and which will enable or assist in the creation of TOD sites.

Site Specific Amendment requests which may assist in resolution of identified code compliance issues.

Individuals and the general public will be able to comment on Site Specific Amendment requests through the Planning Commission and Board of County Commission public hearing processes.

D. Map Corrections: Proposals for Map Correction Requests to the Comprehensive Land Use Map and corresponding Zoning Map changes may be considered, in addition to provisions described in Kitsap County Code Section 21.08. Map Correction requests must include evidence which clearly demonstrates that the board of commissioners' intent or direction at the time the 2006 Comprehensive Plan 10-Year Update was adopted supports the proposed request and amendment.

5. **Application Period:** Public applications for proposals of Plan amendments will only be accepted for areas that are open to review and meet the criteria established in this Resolution. Any required pre-applications from the public will be accepted from Feb 22, 2011 through the close of business on Mar 8, 2011. Any required or associated applications from the public will be accepted from Mar 14, 2011 through the close of business on Mar 31, 2011.
6. **Application and Pre-Application Fees:** Fees will be charged in accordance with Kitsap County adopted fees.

The Comprehensive Plan amendments proposed by Kitsap County constitute the initial amendment docket as set forth in Attachment "A" of this Resolution.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**\*\* PLEASE NOTE: FINAL RESOLUTION WITH SIGNATURES IS ON FILE AT DCD \*\***

KITSAP COUNTY BOARD OF  
COMMISSIONERS

\_\_\_\_\_  
CHARLOTTE GARRIDO, CHAIR

ATTEST:

\_\_\_\_\_  
STEVE BAUER, COMMISSIONER

\_\_\_\_\_  
JOSH BROWN, COMMISSIONER

\_\_\_\_\_  
Opal Robertson  
Clerk of the Board

2011 COMPREHENSIVE PLAN AMENDMENT

INITIAL DOCKET

The docket for the Annual Amendment of the Kitsap County Comprehensive Plan is a list of items or proposals that Kitsap County will review and consider for amendment. It also includes Kitsap County Code changes, which can be adopted any time throughout the year, but must be consistent with and implement the Kitsap County Comprehensive Plan. This complete docket for the 2011 annual amendment of the Comprehensive Plan will include the docket, outlined in **Resolution No. 032-2011**, as well as subsequent proposals submitted by residents, property owners and the County, including:

SUMMARY OF AMENDMENTS

**A. TEXTUAL AMENDMENTS**—Changes or revisions in the text of the goals, policies and objective principles or standards of the Comprehensive Plan.

1. Textual amendments related to goals and policies of the Comprehensive Plan and related amendments, as needed, to development code, including, but not limited to, agricultural/food & farm policies, rural clustering policies, transfer of development rights policies, water-as-a-resource policies, policies for fully contained communities and National Historic Towns, and policies for Countywide trails planning.
2. Textual amendments related to Kitsap County Code Titles 16, 17 and 21.
3. Textual amendments related to potential creation of Transit Oriented Development (TOD).
4. Textual amendments to the Comprehensive Plan, Sub-Area Plans, including, but not limited to, the Kingston Subarea Plan and associated Kingston Design Standards and code, and the Silverdale Subarea Plan and associated Silverdale Design Standards, as well as associated development code relating to the Central Kitsap Community Campus and development of a Silverdale design review board.
5. Review of Comprehensive Plan implementation and Comprehensive Plan Subarea Plans. Textual amendments to the Comprehensive Plan as needed.
6. Textual amendments to the Comprehensive Plan describing goals and policies of the Shoreline Master Program.
7. Textual amendments to the Kitsap County Comprehensive Plan Chapter 8, Transportation section to include a new policy in Section 8.2.4 Environmental and a new policy in Section 8.2.10 Non-motorized Travel.

8. Textual amendments related to the Comprehensive Plan Capital Facilities, Chapter 11, and Six-Year Capital Facilities Plan documents.

**B. AREA-WIDE AMENDMENTS**—Amendments to a proposed change or revision to the generalized land use map, zoning map, goals, policies, objectives or assumptions affecting a general area which is comprehensive in nature or may be geographically distinctive; has unified interest within the county; does not affect the location or designation of the urban growth area boundary; and usually includes several separate properties under various ownerships.

1. Consideration of one potential Type III Commercial/Industrial Limited Area of More Intensive Rural Development (LAMIRD) in District 2.
2. Area-wide Comprehensive Land Use Map Amendments limited to the 'northern Chico Rural Commercial' area and limited to the 'southwestern Sydney Rd urban Highway/Tourist Commercial' area.
3. Consideration of possible locations for Transit Oriented Development (TOD).
4. Consider UGA association and potential Urban Growth Area Management Agreements (UGAMAs) and Inter-Local Agreements (ILAs) with UGAs.
5. Review of expired or terminated Washington Department of Natural Resources surface mining permits and associated Mineral Resource overlay land use designations, including where mining permits have not been applied.

**C. OTHER AMENDMENTS**

1. Certain Site Specific amendments to the Comprehensive Plan Land Use Map.
2. Map corrections.

## **DETAIL OF AMENDMENTS**

**A. TEXTUAL AMENDMENTS.**

Textual amendments to the Kitsap County Comprehensive Plan and corresponding development regulations for consideration with the Comprehensive Plan Amendment process are limited to the following:

1. **Textual amendments related to goals and policies of the Comprehensive Plan and related amendments, as needed, to development code, including, but not limited to, agricultural/food & farm policies, rural clustering policies, transfer of development rights policies, water-as-a-resource policies, policies for fully contained communities and National Historic Towns, and policies for Countywide trails planning.**

Agricultural/Food & Farm Amendments These amendments may include, but

are not limited to, revisions to the Comprehensive Plan, Chapter 3 'Rural and Resource Lands' as it discusses policy guidance for agricultural-related activities and policy guidance to include the consideration of a right-to-farm ordinance. Staff would prepare code to acknowledge and incorporate policy direction.

Rural Clustering Amendments These amendments may include, but are not limited to, revisions to the Comprehensive Plan, Chapter 3 'Rural and Resource Lands' as it discusses policy guidance for rural wooded policies as they relate to rural clustering policies. Staff would prepare code to acknowledge and incorporate policy direction.

Transfer of Development Rights Amendments These amendments may include, but are not limited to, revisions to the Comprehensive Plan, Chapter 3 'Rural and Resource Lands' as it discusses policy guidance for an improved countywide transfer of development rights program. Policy direction would be accomplished in a partnered effort with the City of Port Orchard and would be subject to an interlocal agreement. Staff would prepare code to acknowledge and incorporate policy direction.

Water-as-a-Resource Amendments These amendments may include, but are not limited to, revisions to the Comprehensive Plan, Chapter 4 'Natural Systems' as it discusses guidance for water-as-a-resource policies. Policy direction will be provided by the County Water Policy Committee. Staff would prepare code to acknowledge and incorporate policy direction.

Fully Contained Communities and National Historic Towns Amendments These amendments may include, but are not limited to, revisions to the Comprehensive Plan, Chapter 2 'Land Use' as it discusses policy guidance for future designation. These amendments may include preparation of code to acknowledge and incorporate policy direction.

Countywide Trails Planning Amendments These amendments may include, but are not limited to, revisions to the Comprehensive Plan, Chapter 8 'Transportation' and Chapter 10 'Parks, Recreation and Open Space' as it discusses policy guidance for a consolidated countywide trails plan, including updating elements of the Kitsap County Non-Motorized Plan. Staff would prepare code to acknowledge and incorporate policy direction.

## **2. Textual amendments related to Kitsap County Code Titles 16, 17 and 21.**

Proposed text amendments to Kitsap County Code and related agreements may include new and/or revised development and related administrative codes. The proposed Kitsap County Code Titles and agreement subject for review and possible update include:

- Title 16 - Land Division and Development
- Title 17 - Zoning
- Title 21 - Land Use and Development Procedures
- Code change necessary to support agreements with other jurisdictions.

**3. Textual amendments related to potential creation of Transit Oriented Development (TOD).**

These include proposed textual amendments related to the Comprehensive Plan, applicable sub-area plans and development regulations to consider sites suitable for Transit-Oriented Development (TOD).

**4. Textual amendments to the Comprehensive Plan, Sub-Area Plans, including, but not limited to, the Kingston Subarea Plan and associated Kingston Design Standards and code, and the Silverdale Subarea Plan and associated Silverdale Design Standards, as well as associated development code.**

Kingston Subarea Plan These may include textual amendments to the Comprehensive Plan, Chapter 12 'Kingston Subarea Plan' to consider results of planning and analysis initiatives, to include rights-of-way relocation analysis, analysis of stormwater and low impact development alternatives and initiatives, and results of Urban Village Center parking requirements evaluation. Staff would prepare code to acknowledge and incorporate policy direction.

Silverdale Subarea Plan These amendments may include, but are not limited to, textual amendments to the Comprehensive Plan, Chapter 14 'Silverdale Subarea Plan', 'Silverdale Design Standards' and applicable code relating to the Central Kitsap Community Campus and establishment of a Silverdale design review board.

**5. Review of Comprehensive Plan implementation and Comprehensive Plan Subarea Plans.**

The County will initiate review of various Comprehensive Plan Subarea Plans and Comprehensive Plan Chapter 18 'Implementation' and provide an analysis of plan and implementation status. Textual amendment may be needed to the Comprehensive Plan.

**6. Textual amendments to the Comprehensive Plan describing goals and policies of the Shoreline Master Program.**

The County will continue the Shoreline Master Program (SMP) reviews including preparation of policies and regulations for the use and development of the shoreline. The SMP protects shoreline processes, promotes public access, and accommodates all appropriate shoreline uses, as well as balances public and private interests. The SMP update is directed by the WA Shoreline Management Act, which directs local governments to update their SMPs in accordance with state rules and guidelines. Kitsap County and all Kitsap cities are required to complete SMP updates by 2012.

**7. Textual amendments to the Comprehensive Plan Chapter 8 'Transportation' to include a new policy in Section 8.2.4 'Environmental' and a new policy in Section 8.2.10 'Non-motorized Travel'**

The County will prepare textual amendments related to goals and policies of the Comprehensive Plan to include the development of 'clean transportation' programs and facilities to reduce pollution and greenhouse gas emissions from transportation. The County will also prepare textual amendments related to goals and policies of the Comprehensive Plan to include factors of transportation decision-making, including attention to human health and safety.

**8. Textual amendments related to the Comprehensive Plan Capital Facilities, Chapter 11, and Six-Year Capital Facilities Plan documents.**

These amendments include review and updates to the Comprehensive Plan Capital Facilities, Chapter 11, and the Six-Year Capital Facilities Plan, Appendix A, to ensure that adequate public facilities are available to support existing and projected growth.

**B. AREA-WIDE AMENDMENTS.**

Proposals for area-wide amendments to the Comprehensive Plan Amendment process will be limited to the following:

**1. Consideration of one potential Type III Commercial/Industrial Limited Area of More Intensive Rural Development (LAMIRD) in District 2.**

The amendment will be conducted using processes developed in 2010 for Type III LAMIRDs Rural Employment Centers development. The County will develop a scope of work for the subject area of the South Kitsap Port Orchard Airport and surrounding areas zoned both Rural Commercial and Rural Industrial. A final Logical Outer Boundary (LOB) and planning criteria will be considered, acknowledging GMA requirements of RCW 36.70A.070(5)(d).

**2. Area-wide Comprehensive Land Use Map Amendments limited to the 'northern Chico Rural Commercial' area and limited to the 'southwestern Sydney Rd urban Highway Tourist Commercial' area.**

Chico The proposed amendment would consider an area-wide Comprehensive Land Use Map revision, changing approximately 9 parcels of the northernmost Rural Commercial designation of Chico. The area designation was given in the 1998 Comprehensive Plan, recently discovered, and landowners wish to be given a Rural Residential designation.

Sydney The proposed amendment would consider an area-wide Comprehensive Land Use Map revision, changing approximately 7 parcels of the southernmost Highway/Tourist Commercial designation of the area along Sydney Road (that area adjacent to and behind Sydney Glenn Elementary

School). The area designation was given in the 2006 Comprehensive Plan, recently discovered, and landowners wish to be given an urban residential designation.

### **3. Consideration of potential locations for TOD.**

The amendment(s) for potential TOD sites will be conducted in concert with proposed textual amendments related to the Comprehensive Plan, applicable sub-area plans and development regulations. Sites determined to have TOD merit may also require Site Specific Amendments to the Comp Plan Land Use or Zone Map.

### **4. Consider agreements (UGAMAs) and Inter-Local Agreements (ILAs) with UGAs.**

This element includes a scope of work for the development of formal agreements with jurisdictions for subject areas, which outlines annexation issues, public service needs/benefits and costs, structure of the planning processes, proposed schedules, monitoring and evaluation efforts, and roles of the various participants. *It is anticipated this process will continue through or past 2011.*

### **5. Review of expired or terminated Washington State Department of Natural Resources (DNR) surface mining permits and associated Mineral Resource overlay Land Use designations, including where mining permits have not been applied.**

This effort includes the review of the status of various DNR surface-mining permits and applicability of the Mineral Resource overlay district on various properties in Kitsap County. The process will include an evaluation of active sites in conjunction with DNR and, for those inactive, expired, reclaimed or terminated operations or permits, may result in the extinguishment of Mineral Resource overlay designations. DNR will be asked to partner in this effort. Additionally, the Comprehensive Plan, Chapter 3, may be reviewed to assure policies are suitable for all designation sites (eg, existing mineral resource overlay on small residential lots).

## **C. OTHER AMENDMENTS**

### **1. Site-Specific Amendment Requests**

As limited below, site-specific requests, as described in Kitsap County Code Section 21.08, will be reviewed and considered.

Areas Open for Review. The following types of proposals will be considered in this annual review of the plan:

- A. Site Specific Amendment requests which are County-initiated and which are necessary for alteration of Urban Growth Area boundaries as they specifically relate to providing urban capital facilities.
- B. Site Specific Amendment requests which are County-initiated and which involve underlying land uses which are not principally park- or public facility-related, but which carry the Park or Public Facility zone designation.
- C. Site Specific Amendment requests which are County-initiated and which involve underlying land uses which are principally park- or public facility-related, but which do not carry the Park or Public Facility zone designation.
- D. Site Specific Amendment requests which are County-initiated and which will enable or assist in the creation of TOD sites.
- E. Site Specific Amendment requests which may assist in resolution of identified code compliance issues.

Individuals and the general public will be able to comment on Site Specific Amendment requests through the Planning Commission and Board of County Commission public hearing processes.

## **2. Map Corrections**

Proposals for Map Correction Requests to the Comprehensive Land Use Map and corresponding Zoning Map changes may be considered, in addition to provisions described in Kitsap County Code Section 21.08; however, Map Correction amendments are not required under the GMA. Map Correction Requests must include evidence which clearly demonstrates that the board of commissioners' intent or direction at the time the 2006 Comprehensive Plan 10-Year Update was adopted supports the proposed request and amendment.

## **APPLICATION**

### **1. Application Period**

Public applications or pre-applications for proposals of Comp Plan amendments will only be accepted for areas that are open to review and meet the criteria established in this Resolution. Any required pre-applications from the public will be accepted from Feb 22, 2011 through the close of business on Mar 8, 2011. Any required or associated applications from the public will be accepted from Mar 14, 2011 through the close of business on Mar 31, 2011.

### **2. Application and Pre-Application Fees**

Fees will be charged in accordance with Kitsap County adopted fees.