

9.0 CONSISTENCY WITH GMA, CPP, AND KITSAP COUNTY COMPREHENSIVE PLAN

9.1 INTRODUCTION

The Growth Management Act (GMA) requires consistency in planning at a number of levels, including the following:

- Internal plan consistency – consistency within and between the various elements of a comprehensive plan or Sub-Area Plan; and
- External plan consistency – consistency with the goals, policies and requirements of the GMA.

The purpose of this chapter is to explain how the Sub-Area Plan is consistent with the thirteen statewide planning goals of the GMA, the County-wide Planning Policy (CPP), and the provisions of the Kitsap County Comprehensive Plan (KCCP)²⁹.

The Sub-Area Plan will be incorporated into the existing Comprehensive Plan. The Sub-Area Plan establishes the broad, general goals intended for the subject area. All goals and policies have been reviewed for consistency with the Comprehensive Plan and the goals of the GMA. For developments or activities not addressed in the Sub-Area Plan, the Comprehensive Plan provides direction and the policies that apply.

The Shoreline Master Program (SMP)³⁰ governs land use and development within 200 feet of the ordinary high water mark on the shorelines. It contains goals, policies and regulations regarding development on the shorelines. It also includes designations for different shoreline environments in which the SMP regulations may vary. If the Kingston Sub-Area Plan and the SMP conflict, the more restrictive provision prevails.

Several regulations, plans, and policies guide development within the Kingston Sub-Area. These include the State Growth Management Act and the Kitsap County Comprehensive Plan. Relevant portions are summarized below. All goals, policies and performance standards contained within this plan have been reviewed for consistency with and found to be compliant with the Comprehensive Plan and the goals of the GMA. The uses designated as allowable in the Sub-Area will be incorporated into implementing codes and ordinances.

9.2 CONSISTENCY WITH THE GMA (RCW 36.70A.020)

²⁹ In specific policies UGA-1 through UGA-13 of the Land Use Chapter, which establish the requirements of UGAs.

³⁰ Shoreline Management Act, Chapter 90.58 RCW.

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Washington State adopted the Growth Management Act (RCW 36.70A) in 1991 to ensure that various statewide planning goals were met. The Act contains thirteen (13) goals, which are outlined as follows:

Goal # 1 - Urban Growth. *Encourage development in urban areas where adequate public facilities or services exist or can be provided in an efficient manner.*

While all of the properties within the UGA alternatives are not currently served, urban services exist in the vicinity such that they could be extended or expanded to serve a larger UGA in an efficient manner. Kingston has been designated as an UGA.

Goal # 2 - Reduce Sprawl. *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Based upon the Sub-Area Plan, the intention is to (re)develop property within the UGA to demonstrate appropriate commercial uses and urban residential densities.

Goal # 3 – Transportation. *Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

Future transportation facility development will be coordinated with the Kitsap County Comprehensive Plan, Capital Improvement Plan, and regional transportation systems and priorities.

Goal # 4 – Housing. *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

A variety of housing types and densities will be designated and available within the Sub-Area Plan.

Goal # 5 - Economic Development. *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and/or disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Residential land uses allowed in this area are intended to support and develop potential opportunities and activities that will contribute to the growth of the local economy.

Goal # 6 - Property Rights. *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

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No property within the Kingston UGA is proposed to be taken for public use. Increased residential densities are being considered and evaluated for properties located inside of the UGA. As such, no action is being considered which would reduce in whole or in part the value of property.

Goal # 7 – Permits. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

It will be the responsibility of the permitting jurisdiction of Kitsap County to process permits in a timely and fair manner.

Goal # 8 - Natural Resource Industries. *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

There are no productive forestlands of long-term commercial significance remaining in the area.

Goal # 9 - Open Space and Recreation. *Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.*

The criteria for development approval will be contingent and governed by the Kingston Sub-Area Plan, Kitsap County Comprehensive Plan and the goals and policies therein, as well as adopted zoning and development regulations and the Kingston design standards.

Goal # 10 – Environment. *Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.*

Policies have been incorporated into this plan which address environmental concerns and effectively mitigate significant adverse environmental impacts specifically identified within Chapter 6 of the DSEIS.

The Natural Systems Chapter of the Kitsap County Comprehensive Plan provides further policy guidance regarding air and water quality and water availability.

Goal # 11 - Citizen Participation. *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Citizens’ involvement has been actively sought throughout the preliminary planning process³¹, and will continue to be encouraged. The direct effects of citizen involvement are incorporated throughout this document. The goals, policies and projects developed by the Steering Committee and further developed through the public meeting process are reflected in the “Goals, Policies and Projects” sections within this document. The

³¹ See Chapter 3—Background and Planning Process.

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planning process for the Kingston Sub-Area has been a successful demonstration of public and government cooperation. The citizens of Kingston have strongly stated their convictions and their willingness not only to compromise, but to work pro-actively with their local government in directing how growth will be directed and dealt with in the future.

Goal # 12 - Public Facilities and Services. *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

The Capital Facilities chapter of the Comprehensive Plan contains policies which ensure that improvements needed to serve new development are in place at the time of development, or that funding is in place to construct the needed improvements within six years of development. Consistent with the GMA requirements and the Comprehensive Plan, Chapter 7 of this document contains the Capital Facilities for this Sub-Area Plan. The Capital Facilities and Transportation chapters of this Sub-Area Plan identify the capital improvements necessary to support the growth allocated to the Sub-Area.

Goal # 13 - Historic Preservation. *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

It will be an ongoing process to ensure that lands, sites, or structures of historical or archaeological significance, if identified, are preserved.

9.3 COUNTY-WIDE PLANNING POLICY³² COMPLIANCE

The basic premise for designating UGAs is to encourage the location of residential, commercial and industrial developments in areas where services can be most economically provided. The CPPs (2001) delineated specific policies relating to establishing and amending Urban Growth Areas in Kitsap County. These policies³³, in specific relation to the Kingston Sub-Area³⁴, are found under Policy Elements A and B of Kitsap County-wide Planning Policies³⁵, and in relevant part are:

- Areas designated for urban growth should be determined by existing development patterns, residential densities and the potential for providing a full range of urban services.
- All Urban Growth Areas shall be reflected in County and respective City comprehensive plans.

³² Kitsap Countywide Planning Policy, as amended 2004, adopted as a requirement of ESHB 1025 requiring each County planning under RCW 36.70A.040 to adopt a countywide planning policy to be used as a framework for the development of county comprehensive plans.

³³ Many of the policies are inapplicable to adoption of the Sub-Area Plan.

³⁴ For complete text, see Kitsap Countywide Planning Policies, 2004, Ordinance 327-2004.

³⁵ Kitsap Countywide Planning Policies, 2004

- Urban growth shall be encouraged within Urban Growth Areas and not permitted outside of an adopted Urban Growth Area except for new fully-contained communities as authorized by the Growth Management Act.
- Sufficient area must be included in the Urban Growth Areas to accommodate a minimum 20-year population forecast.
- The County, City, or interested citizens may initiate an amendment to an existing Urban Growth Area through the normal comprehensive plan amendment process; however, in no case shall amendments be processed more than once per year.

9.4 KITSAP COUNTY COMPREHENSIVE PLAN COMPLIANCE

Kitsap County adopted a Comprehensive Plan, consistent with the goals of the Growth Management Act, in May of 1998. The Comprehensive Plan includes goals and policies intended to guide the growth of the county over a twenty-year planning period.

***Policy UGA-1.** The majority of forecast growth will be accommodated within defined Urban Growth Areas. The Urban Growth Area designated on the 1998 Comprehensive Plan map includes sufficient land to provide capacity to accommodate growth expected to occur over the 2005-2025 period. Expected growth has been calculated using OFM population forecast and allocations contained in the County-wide Planning Policy. Land supply and demand has been calculated using methodologies described in the Land Capacity Analysis Appendices A and B.*

The Urban Growth Area for Kingston was in compliance with the 1998 Comprehensive Plan. As identified in Policy UGA-3 below, population forecasts for the period of 2025 are reflected in this Sub-Area Plan for the Kingston UGA. This plan analyzes options on methods of accommodating this additional population.

***Policy UGA-2.** The unincorporated Urban Growth Area has been defined by allocating population according to the factors and priorities identified in the Growth Management Act: 1st, currently urbanized areas with existing service capacity to accommodate future growth; 2nd, currently urbanized areas where a combination of existing and planned services provide capacity to accommodate future growth; and 3rd, lands adjacent to such currently urbanized and serviced areas. The Urban Growth Areas has also been defined so as to identify the extent possible a contiguous urban area within which most growth will be encouraged to occur.*

This criteria and policy are included in the analysis for the alternatives associated with this plan.

***Policy UGA-3.** The County will work with the Cities and Tribes, using the KRCC as a forum, to establish updated population forecasts and allocations to reflect RCW 43.62.035 (Determining Population Projections)*

Population for the Kingston UGA was developed and adopted using the KRCC as a forum. The Kitsap County-wide Planning Policies established a process for developing

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the criteria and process for allocating forecasted population for the period 2025. The allocation criteria and process was to be established by September 30, 2001. However, because current population data was not available within the timeframe noted, KRCC recommended that, instead of completing a full sub-regional population allocation for 2017, jurisdictions currently involved in Sub-Area Planning processes could ask KRCC to approve additional allocations to use the projected population increase for 2017. The Sub-Area Planning process for the Kingston UGA was specifically called out for this Sub-Area based allocation process. On June 5, 2001, Kitsap County requested a population allocation of 3,000 for the Kingston UGA, based on alternatives developed during the Kingston Sub-Area Planning process. On July 10, 2001, the KRCC directed a 1997-2025 population allocation range of 0-3,000 to the Kingston UGA as a provisional allocation to allow community Sub-Area Planning to continue.

Policy UGA-4. *Land capacity, development trends and quality of life occurring within UGAs should be monitored and reviewed annually. Kitsap County should evaluate the assumptions contained in its land capacity analysis used to identify UGAs for residential and commercial/ industrial lands. Based on review of new or updated data relating to achieved densities, critical areas, unavailable lands, redevelopment trends, changing demographics, industrial development trends or other appropriate factors defined in plan policies or implementation programs, Kitsap County may initiate revisions to UGAs as part of its annual comprehensive plan revision process.*

The County is recommending expansion of the UGA to accommodate additional population. The preferred expansion alternative is developed.

Policy UGA-5. *Development within the Urban Growth Area should be supported by provision of public services and capital facilities necessary to support planned growth at adopted levels of service. The Urban Growth Area shall generally receive priority for County expenditures for public services and facilities as a tool to encourage development, to make these areas desirable places to live, and to use existing infrastructure more efficiently and cost effectively. Urban services and facilities shall not be extended to or expanded in rural areas except in limited circumstances shown to be necessary to protect basic public health, safety, and the environment, and when such services are financially supportable at rural densities and do not permit urban development outside the designated Urban Growth Area. The Comprehensive Plan land use map will be reassessed and appropriate amendments considered if funding for capital facilities falls short of expectations and/or if levels of services cannot be adjusted to compensate for any shortfall.*

The Capital Facilities chapter of the Sub-Area Plan, if needed, will be oriented towards the Preferred Alternative and will address the provision of necessary infrastructure during the five years following plan adoption.