



## **KITSAP COUNTY**

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### **DEPARTMENT OF COMMUNITY DEVELOPMENT**

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#### **MEMORANDUM**

**Date:** November 13, 2008

**To:** The Kitsap County Board of Commissioners  
Larry Keeton, DCD Director  
Scott Diener, Manager, Policy and Planning, DCD

**From:** Katrina N. Knutson, Associate Planner, DCD

**Subj:** Staff Report: Draft Amendments to the Silverdale Design Standards

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#### **I. Introduction**

The purpose of this staff report is to provide a summary of information regarding the proposed amendments to the Silverdale Design Standards. The proposed amendments were evaluated in conjunction with the Kitsap County Comprehensive Plan, dated December 2006. Attached to this staff report are also the following exhibits:

- Exhibit A- Current Silverdale Design Standards Map
- Exhibit B- Proposed Silverdale Design Standards Map

#### **II. Project Summary**

The proposal would adopt amendments to Title 17 (Zoning). The proposed amendments focus on the Silverdale Design Standards, formerly named the "Silverdale Downtown Design Guidelines," located in Kitsap County Code Title 17.381.050 (Allowed Uses) and 17.382.110 (Density, Dimensions and Design). In addition, the amendments to the Silverdale Design Standards adopt by reference the proposed changes to Performance Based Development, proposed by Phase II Code Development.

#### **III. Public Involvement Process**

The Silverdale Design Guidelines, the initial design document for the Silverdale area, involved a significant public process that occurred over 2+ years. As with the original process, public involvement is very important to the success of the Silverdale Design Standards. The following is a summary of the public involvement process for the amendments to the Silverdale Design Standards:

- Project website. A key component in communication and distribution of information to the public is the Silverdale project website. This website includes project schedule information, draft documents for public review, mapping information, and opportunities for public input.
- Mailings. The Kitsap County Department of Community Development sent out two postcard mailings in 2008 soliciting comments on the draft amendments. One mailing went to all property owners within the original Silverdale Design Districts and the next went to all property owners in the proposed Silverdale Design Districts.
- Open Houses. Staff conducted two Open Houses on the draft amendments to the Silverdale Design Standards. The first was on February 13, 2008 and the second on October 20, 2008.
- Meetings with stakeholders. Staff has met with stakeholders and interested parties at two regularly scheduled meetings and upon request.
- Planning Commission Work-Study on October 28, 2008.
- Planning Commission Public Hearing on November 12, 2008. Planning Commission recommended approval of the amendments to the Silverdale Design Standards unanimously with one minor change:
  - o Section 9.4.3 (A) is recommended by Staff and the Planning Commission to be the following: "Parking ~~will~~ should be limited to the rear or side yards."
  - o Section 8.4.2 (B) is recommended by Staff and the Planning Commission to be the following: "New, remodeled or reconfigured buildings ~~in the RC zone~~ will have a maximum base height of 35 feet..."

#### **IV. Project Location**

The proposal encompasses most of the properties within the Silverdale UGA that are zoned Business Center, Highway Tourist Commercial, Regional Commercial, Urban Industrial, Mixed-Use, Urban High or Neighborhood Commercial. Please see Exhibit A and Exhibit B for clarification.

#### **V. SEPA**

A SEPA Checklist has been submitted, with an Oct 15, 2008 Determination of Nonsignificance (DNS). Appeals are due Nov 3, 2008. Contact Dave Greetham, County SEPA Official, at 360-337-7181, for more information.

#### **VI. Zoning Designation**

As shown on Exhibit A, the following are zoning classifications related to the proposed amendments:

- Neighborhood Commercial (NC)
- Highway Tourist Commercial (HTC)
- Regional Commercial (RC)
- Mixed Use (MU)
- Business Center (BC)
- Industrial (IND)
- Urban High (UH)

## VII. Findings

Staff concludes the draft amendments to the Silverdale Design Standards are consistent with the following:

- 1) Growth Management Act, RCW 36.70A.020 regarding goals for development of comprehensive plans and development regulations, particularly:
  - a) (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner;
  - b) (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans;
  - c) (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities; and
  - d) (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- 2) RCW 36.70A.106 regarding “60-day” notice: (1) Each county and city proposing adoption of a comprehensive plan or development regulations under this chapter shall notify the department of its intent to adopt such plan or regulations at least sixty days prior to final adoption.
- 3) State Environmental Policy Act (SEPA) RCW 43.21C and SEPA Rules WAC 197-11, particularly WAC 197-11-340: Determination of Non-Significance (DNS) and WAC 197-11-630: Adoption of Existing Environmental Documents.
- 4) Puget Sound Regional Council’s VISION 2025, such as Urban Growth Area Policy RG 1.4: a) Promote design that preserves community character and livability, creates lively and people-oriented areas, and supports transit, pedestrian and bicycle access.
- 5) Kitsap Countywide Planning Policies (CPPs), particularly Element B: Urban Growth Areas:
  - a) Higher density residential development within walking distance of jobs, transit, schools and parks.

- b) Promotion of infill or redevelopment of existing urban areas.
- c) Promotion of attractive residential neighborhoods and commercial districts which provide a sense of community.
- 6) Kitsap County Comprehensive Plan, particularly Chapter 14, Silverdale Sub-Area Plan, Goals and Policies such as (but not limited to):
  - a) Policy Sil-18 – Support design guidelines that encourage provision of plazas, greens or other informal public meeting spaces with new development.
  - b) Policy Sil-23 – Establish design districts that reflect the varied and discrete character of different areas of the downtown core.
  - c) Policy Sil-27 – Encourage attractive site and building design that is compatible in scale and character with existing or planned development.
  - d) Policy Sil-31 – Enhance and improve the visual quality and amenities of natural features as much as possible with new development or redevelopment.
  - e) Policy Sil-46 – Support design measures that will strengthen the downtown core's designation as a Regional Growth Center, including compact development, mix of uses, and a walkable design focus.
  - f) Policy Sil-61 – Develop requirements for streetscape and design guidelines applicable to the individual core districts and which reflect the overall character of Silverdale.
- 7) KCC 21.04.090 regarding process for Type IV applications.

### **VIII. Staff Recommendation**

Staff recommends **approval** of the proposed amendments to Kitsap County Code Title 17.381.050 and 17.382.110.