

**Notice of Kitsap County Dept. of Community Development
'Director's Interpretation'**

NOTICE IS HEREBY GIVEN that the Director of the Kitsap County Dept. of Community Development has issued a 'Director's Interpretation' of the 2002 Manchester Community Plan and related development regulations. The Interpretation is dated April 5, 2007.

The department received a request for the Director's Interpretation of on April 1, 2007.

Under Kitsap County Code Title 21, this is a Type 1 Ministerial Decision, appealable under section 21.04.120 of the Kitsap County Code, or the applicant requesting the interpretation may apply for post-decision changes per KCC Subsection 21.04.050(J).

The appeal period shall be fourteen (14) days from April 5, 2007, the date of the decision and letter of the Director's Interpretation.

Director's Interpretation:

1. Height of buildings and allowable stories to those buildings.

In reading the plan regarding this question [of height], it is clear that Policy CZ-5 provides for 35 feet high buildings. However, this policy cannot be the lone interpretation/design standard for the community. Policy CZ-1 requires the establishment of "a commercial zone that is appropriate for the population and transportation network of the Manchester Village." Reading the policy alone does not indicate what the character of the commercial zone should be. Therefore, one is drawn to the discussion regarding Manchester Village Commercial. Here it states that the zone is intended to be two-story mixed development. Thus, this would appear to be the character of the zone desired by the Manchester Community. Given this, I would interpret that buildings sited in this zone are to be two-stories with a maximum height of 35 feet.

2. Compatibility of the buildings and harmony of construction type.

The plan calls for mixed use commercial facilities and policy CZ-2 calls for land use decisions consistent with the County's Neighborhood Commercial zoning policies. As such, the town is seeking businesses such as restaurants, dry cleaners, video stores, professional services, Laundromats and/or specialty stores. Given this, I interpret this to mean that development should

be focused on structures designed to attract businesses that primarily serve the local residents.

As for harmony of construction type, I am unable to make any interpretation given the continual reference to the need for design and landscape guidelines. Specifically, Policy CZ-4 encourages the development of design guidelines as does the Historic Preservation section in Appendix A (Growth Management Goals). Until such guidelines are adopted, clearly the community character should be respected. In the commercial zone, I am not sure a definite character has been established that could provide direction to plans reviewers. However, it is understood that such an effort is currently underway per Policy CZ-4.

3. Rural Village Designation of the Commercial Area.

While the plan recognizes the variety of residential densities throughout the Manchester Limited Area of More Intensive Rural Development (Manchester LAMIRD), it provides for low, medium, and high residential density in the Manchester Village Commercial Zone (Footnote 4, Appendix C (Amendments to the Zoning Ordinance)). This density is dependent on the Site Plan Review. While a higher level of residential density is allowed, it cannot be approved unless there is sufficient parking to handle the density. Throughout the Manchester plan, clearly parking and transportation are unresolved issues. Thus, plans reviews must seriously consider the parking and traffic issues related to development in the Manchester Village Commercial zone.