

FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE
KITSAP COUNTY PLANNING COMMISSION, TO THE BOARD OF
COUNTY COMMISSIONERS, REGARDING ADOPTION OF SITE SPECIFIC
COMPREHENSIVE PLAN AMENDMENT
(HENRYS HARDWARE – BJARNSEN).

The Kitsap County Planning Commission finds as follows:

1. The Growth Management Act, Chapter 36.70A RCW requires counties to review and if needed revise their Comprehensive Plans, and implementing development regulations to ensure compliance with the Act.
2. Kitsap County's Comprehensive Plan shall be reviewed and updated to adjust to changing needs, unforeseen circumstances or new local or regional trends (Kitsap County Comprehensive Plan, Part I Land Use, Comprehensive Plan Amendment Process, (p. 30-32).
3. Kitsap County Code Chapter 21.08.040 establishes procedures and decision criteria for annual review and amendment to the Comprehensive Plan by the Board of County Commissioners.
4. The Board of County Commissioners considered site specific comprehensive plan amendments (and associated re-zones) from all Commissioner Districts for the 2009 growth management docket (Resolution 226-2008).
5. In 2009 the Department of Community Development processed 16 site specific comprehensive plan amendments, one rezone (without comprehensive plan change) and one petition to remove a Mineral Resource Overlay designation, requiring an amendment to the Comprehensive Plan map.
6. On July 21, 2009, the Planning Commission was briefed on the review process as a whole.
7. Each application followed public noticing and processing requirements as specified by Kitsap County Code (KCC) 21.04.090: Type IV – Legislative Decisions.
8. The Henry's Hardware – Bjarnsen site specific comprehensive plan amendment application was included with the requests noted above, and would change 3000 square feet of split-zoned parcel in the North Commissioner District from Urban Medium to Highway Tourist Commercial, making the entire parcel uniformly zoned.

9. Notice of application for Henry's Hardware (Bjarnsen) was issued on July 24, 2009.
10. A SEPA determination was issued on August 17, 2009.
11. A staff report was available for review on August 21, 2009.
12. The staff report includes a description of the request, pertinent background information, State Environmental Policy Act (SEPA) status, evaluation criteria, an analysis of associated findings, and recommendation.
13. As required for consideration for all comprehensive plan amendments (KCC 21.08.160), the staff report finds that circumstances related to the proposed amendment and/or area have not substantially changed since adoption of the Comprehensive Plan.
14. As required for consideration for all comprehensive plan amendments (KCC 21.08.160), the staff report finds that assumptions upon which the Comprehensive Plan is based are still valid.
15. As required for consideration for all site specific comprehensive plan amendments (KCC 21.08.180), the staff report finds concurrency requirements satisfactory, and the request would not result in significant adverse impacts to public services.
16. As required for consideration for all site specific comprehensive plan amendments (KCC 21.08.180), the staff report finds the proposal consistent with goals, policies and objective of the Comprehensive Plan.
17. As required for consideration for all site specific comprehensive plan amendments (KCC 21.08.180), the staff report finds the subject parcel suitable for the requested land use designation.
18. As required for consideration for all site specific comprehensive plan amendments (KCC 21.08.180), the staff report finds the proposal could create pressure to change the land use designation of other properties, but surrounding parcels already consist of commercial uses.
19. The proposed amendment would not materially affect the Comprehensive Plan's land use and growth projections.
20. As required for consideration for all site specific comprehensive plan amendments (KCC 21.08.180), the staff report finds the proposal would not negatively affect availability of urban services.

21. As required for consideration for all site specific comprehensive plan amendments (KCC 21.08.180), the staff report finds the proposal consistent with the Growth Management Act (GMA), Kitsap County-wide Planning Policies (CPP), Kitsap County's 2009 Growth Management Docket, Kitsap, state (RCW) and local laws, and other applicable inter-jurisdictional policies or agreements.
22. The staff report recommends approval, as the proposal has satisfied all necessary decision criteria.
23. On September 1, 2009, the Planning Commission held a work study and public hearing for the Henry's Hardware (Bjarnsen) application.
24. On October 6, 2009, the Planning Commission held deliberations and issued a unanimous recommendation for approval (9-0), consistent with staff report findings.

NOW THEREFORE, the Kitsap County Planning Commission recommends to the Board of County Commissioners as follows:

RECOMMENDATION: Approve the Henry's Hardware (Bjarnsen) site specific comprehensive plan amendment and revise the Kitsap County Comprehensive Plan and Zoning maps accordingly.

Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this 3rd day of November, 2009.

By _____
Lou Foritano, Chair