

FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE
KITSAP COUNTY PLANNING COMMISSION, TO THE BOARD OF
COUNTY COMMISSIONERS, REGARDING ADOPTION OF THE
KINGSTON SUB-AREA PLAN.

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. To implement the Kingston Sub-Area Plan work program, a master plan for downtown Kingston was included with the 2009 community planning docket (Resolution 226-2008).
5. In September 2008 the Kingston Citizen Advisory Council (KCAC) formed a working committee in October 2008 to assist County staff with information-gathering and project prioritization.
6. In October 2008, County staff published a call for committee participation, in addition to soliciting the KCAC and known community organizations with interests in downtown.
7. In November 2008, a 16-member downtown planning committee representing 17 community interests and organizations was established.
8. From October 2008 to August 2009 County staff facilitated 10 working meetings in Kingston to define a boundary for downtown, and identify, prioritize and implement projects, including monthly reporting to the KCAC.
9. Outcomes of this effort include revisions to the Kitsap County Comprehensive Plan, Kingston Sub-Area Plan, *Design Standards for the Community of Kingston*, zoning and development regulations, and a streetscape study.

10. On July 22, 2009, the Kitsap County Planning Commission held a work study, which included an overview of the planning process, a discussion of project objectives, and a walking tour of downtown Kingston.
11. On August 5, 2009, the KCAC hosted an open house to review the draft plan and receive citizen comments. Outreach included post card notices to downtown property owners, e-mail distribution, and postings to the County's web site.
12. On September 2, 2009, the KCAC indicated formal support of the draft Downtown Kingston Master Plan.
13. On October 2, 2009, a staff report was issued summarizing outcomes, public process, and consistency with the Kitsap County Comprehensive Plan, Kitsap County Code, Kitsap Countywide Planning Policies and Washington State Growth Management Act.
14. On October 6, 2009, and Kitsap County Planning Commission held a work study and public hearing at North Kitsap Fire and Rescue.
15. On October 20, 2009, the Kitsap County Planning Commission conducted deliberations and issued a recommendation to approve the plan with amendments to the draft parking code language as it pertains to the Port of Kingston, and allowance for staff to amend code and policy changes to reflect Kingston-specific applicability as necessary, by a vote of 6-1.
16. The proposed master plan and associated policy and regulatory changes are in the interest of the Kingston community, and should be adopted by Kitsap County to enable redevelopment and revitalization of the downtown core.

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

RECOMMENDATION: Adopt the Downtown Kingston Master Plan and associated changes to the Kitsap County Comprehensive Plan and Kitsap County Zoning Code (KCC Title 17).

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