

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  
(MCCORMICK – ALPINE EVERGREEN).

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 McCormick – Alpine Evergreen site specific comprehensive plan amendment application was included with the requests noted above, and would change the zoning designation from Rural Wooded (1 du / 20 acres) to Rural Residential (1 du / 5 ac) on 12 undeveloped parcels in the South Commissioner District totaling 270 acres. The proposal would add 41 additional dwelling units.

9. Notice of application for McCormick / Alpine Evergreen was issued on July 24, 2009.
10. A SEPA determination was issued on August 31, 2009.
11. A staff report was available for review on September 4, 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 is not consistent with goals, policies and objectives of the land use and rural elements 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 parcels are 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 would not create pressure to change the land use designation of other properties.
19. The proposed amendment would 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 is not substantially 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 denial, as the proposal has not satisfied all necessary decision criteria.
23. On September 15, 2009, the Planning Commission held a work study and public hearing for the McCormick application.
24. On October 6, 2009, the Planning Commission held deliberations and issued a recommendation for denial by a vote of 5-4.

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

**RECOMMENDATION: Deny the McCormick – Alpine Evergreen site specific comprehensive plan amendment application.**

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

By \_\_\_\_\_  
**Lou Foritano, Chair**