

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 (SISON-BOWLEY).

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 Sison-Bowley site specific comprehensive plan amendment application was included with the requests noted above, and as initially submitted, proposed a zoning change from Industrial to Urban Low, which would affect seven parcels on approximately eight acres in the Central Commissioner District.
9. Notice of application for Sison-Bowley 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 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 this may be in the long-term interest of the community.
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 is not inconsistent 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 15, 2009, the Planning Commission held a work study and public hearing for the Sison-Bowley an application.
24. On October 6, 2009, the Planning Commission held deliberations and issued a recommendation for approval by a vote of 8-1.
25. At a work study on October 14, 2009, the Board of County Commissioners remanded the application back to the Planning Commission to also consider including removal of the Mineral Resource Overlay designation.
26. On October 16, 2009, staff confirmed intent to revise the application with the project representative.
27. On October 21, 2009, notice of application was re-issued, in compliance with KCC 21.04.090: Type IV – Legislative Decisions.
28. On October 27, 2009 the staff report was revised to reflect removal of the MRO, and reached the same findings, contingent upon confirmation that the project site was never used for mineral extraction and does not currently possess commercial quality and quantity mineral resources.
29. The revised staff report was issued on October 27, 2009.
30. The Planning Commission held a work study and public hearing, and performed deliberations and issued a recommendation of approval on November 3, 2009.

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

RECOMMENDATION: Approve the revised Sison-Bowley site specific comprehensive plan amendment and revise the Kitsap County Comprehensive Plan and Zoning maps accordingly.

11-3-09

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