

1 FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE KITSAP COUNTY
2 PLANNING COMMISSION TO THE BOARD OF COMMISSIONERS OF KITSAP COUNTY,
3 WASHINGTON REGARDING THE CENTRAL KITSAP COMMUNITY CAMPUS DESIGN
4 STANDARDS AND KITSAP COUNTY CODE TITLES 17 AND 21 AMENDMENTS
5

6 The Planning Commission of Kitsap County, Washington, finds as follows:
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- 8 1. Since the 1990s, planning efforts conducted by various citizen groups have been
9 discussing the vision for the Central Kitsap Community Campus. Since this time,
10 Kitsap County, along with the local Housing agency, began acquiring properties for
11 the Campus.
12
- 13 2. On May 7, 1998, the Board of County Commissioners (Commissioners) adopted
14 the 1998 Kitsap County Comprehensive Plan. Adoption of the 1998 plan satisfied
15 the requirements set forth in the Growth Management Act (GMA). The
16 Comprehensive Plan has been subsequently amended during the period of 2000
17 through 2010.
18
- 19 3. On December 11, 2006, the Commissioners adopted the Silverdale Sub-Area Plan
20 which provides specific policy guidance for the Silverdale Urban Growth Area
21 (UGA).
22
- 23 4. In December 2007, Rice Fergus Miller completed public outreach efforts, including
24 not limited to, open houses and ad-hoc advisory committee meetings, to
25 determine priority uses and a conceptual site plan of the Central Kitsap
26 Community Campus. This site plan included possible locations of priority uses on
27 the Campus and their associated square footage needs.
28
- 29 5. In December 2007, Kitsap County adopted the Silverdale Design Standards as part
30 of the development code for certain areas within the Silverdale UGA. The Central
31 Kitsap Community Campus was included as a section in the Bucklin Hill Town
32 Center design guidelines.
33
- 34 6. Through September 2010 to September 2011, Kitsap County met with an ad hoc
35 Campus Design Committee, consisting of developers, Central Kitsap Community
36 Council representatives, existing and future Campus tenants and other interested
37 parties to discuss the design standards and development regulations for the
38 Campus.
39
- 40 7. On June 1, 2011, the Haselwood Family YMCA held its grand opening of a +83,000
41 square feet facility. This facility is located on the Central Kitsap Community
42 Campus.
43

- 1 8. On September 19, 2011, Kitsap County released draft amendments relating to the
2 Central Kitsap Community Campus. These amendments included proposed
3 changes to the Silverdale Design Standards and Kitsap County Titles 17 (Zoning)
4 and 21 (Land Use development Procedures).
5
- 6 9. On September 22, 2011, Kitsap County submitted a 60-day notice of intent to
7 adopt additional design standard and code amendments to the Washington State
8 Department of Commerce. This comment period ends November 21, 2011.
9
- 10 10. On September 6 and October 4, 2011, following timely and effective public notice,
11 the Planning Commission held work-study sessions to review and discuss proposed
12 amendments.
13
- 14 11. On October 7, 2011, Kitsap County issued a State Environmental Policy Act (SEPA)
15 Determination of Non-Significance and Notice of Adoption of Existing
16 Environmental Documents. The SEPA comment and appeal period closed on
17 October 20, 2011. No comments or appeals were submitted.
18
- 19 12. On October 7, 2011, Kitsap County issued the Notice of Application and Notice of
20 Planning Commission Public Hearing in the legal publication of record in regards to
21 the proposed amendments.
22
- 23 13. On October 10, 2011, Kitsap County issued a staff report on the proposed
24 amendments consistent with the schedule identified in Kitsap County Code Title
25 21, Type IV Legislative Procedures.
26
- 27 14. On October 18, 2011, following timely and effective public notice, the Planning
28 Commission held a public hearing to consider verbal testimony on the draft
29 amendments. Following the close of the public hearing, the Planning Commission
30 deliberated on the proposed amendments.
31
- 32 15. The proposed amendments are consistent with the Washington State Growth
33 Management Act (GMA), State Environmental Policy Act (SEPA), and Kitsap
34 Countywide Planning Policies.
35
- 36 16. The proposed amendments are consistent with the goals and policies contained
37 within the Kitsap County Comprehensive Plan and Silverdale Sub-Area Plan.
38
- 39 17. The County conducted a full public participation process on the proposed
40 amendments.
41
- 42 18. The proposed amendments establish predictability for future development while
43 providing appropriate flexibility as projects evolve from the programmatic level of
44 detail to project-specific.

1
2 **THEREFORE**, to promote the public interest and welfare of Kitsap County's citizens, in
3 accordance with the GMA and based upon the abovementioned findings, the Planning
4 Commission in regular session recommends the following:
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- 6 1. Approval of the Draft Amendments to the Silverdale Design Standards and Kitsap
7 County Code Titles 17 and 21, dated September 19, 2011, as it relates to the
8 Central Kitsap Community Campus except for the following amendments:
9

10 **a. Section 1.2 Priority Uses**

11 Through multiple public outreach efforts spanning more than 20-years, the Campus is
12 intended to be a civic, recreational and cultural gathering place for community residents
13 of all ages—day and night. These planning efforts to date have narrowed down priority
14 uses on the Campus to include:
15

- 16 ■ Library
17 ■ ~~Future city hall~~
18 ■ Community center with public meeting space and kitchen
19 access
20 ■ Public open space
21 ■ Senior housing
22 ■ Performing arts center
23 ■ Recreational facilities
24 ■ Various public uses and offices
25

26 Any general office and retail/commercial uses located on the Campus are intended to be
27 secondary and supportive services to the priority uses noted above. Collaborative
28 partnerships, whether public or private, are strongly encouraged to ensure priority uses
29 are located on the Campus. These partnerships are intended to promote efficiency of
30 limited funding sources and make maximum use of available land.
31

32 **b. Section 2.0 Design Intent**

33 "design intent" is a set of general statements of the vision or desired build-out design of
34 an area. The design intent for the Central Kitsap Community Campus is:
35

36 *The Central Kitsap Community Campus will be a vital community gathering place for*
37 *civic, cultural and recreational opportunities for generations to come. The Campus'*
38 *primary uses are envisioned to include, but are not limited to, a library, ~~future city hall~~*
39 *various public uses and offices, senior housing, recreational facilities, public meeting*
40 *spaces and a performing arts center. Commercial, mixed-use and retail uses are auxiliary*
41 *to the primary purpose of the Campus. The Campus development pattern will be an*
42 *integrated, landscaped and connected system of pathways linking buildings to the*
43 *Village Common, roadway networks, parking facilities and adjacent developments. The*

1 *Village Common will be the physical and visual gateway of the Campus with public vistas*
2 *looking towards Dyes Inlet and Mount Rainer.*

3
4 *The Village Common will be public open space that is functionally designed for a wide*
5 *array of events and park-like activities. Building architecture shall be distinct but*
6 *harmonized collectively, built to pedestrian-scale and oriented towards the Village*
7 *Common. Roadways and vehicular access points shall be pedestrian and bicycle friendly*
8 *with landscaping and traffic calming measures to reduce vehicular speed. Parking is*
9 *envisioned to be a centralized parking structure, but could be accommodated through a*
10 *phased approach to minimize the parking footprint. This can be accommodated through*
11 *a combination of innovative on-site parking strategies such as parking underneath*
12 *buildings. If surface parking cannot be avoided, it shall be well designed, landscaped,*
13 *linked by pathways, and located in dispersed lots.*

14
15 *Approved by the Planning Commission of Kitsap County, Washington, at a regular*
16 *meeting thereof, held this November 1, 2011.*

17
18
19 By _____
20 *Linda Paralez, Chair*