

1 **FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE**
2 **KITSAP COUNTY PLANNING COMMISSION TO THE BOARD OF**
3 **COMMISSIONERS OF KITSAP COUNTY, WASHINGTON REGARDING THE**
4 **WAAGA WAY TOWN CENTER DESIGN STANDARDS AND KITSAP COUNTY**
5 **CODE TITLE 17 CONSOLIDATED USE TABLES**
6

7 The Planning Commission of Kitsap County, Washington, finds as follows:
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- 9 1. On May 7, 1998, the Board of County Commissioners (Board) adopted the
10 1998 Kitsap County Comprehensive Plan. Adoption of the 1998 plan
11 satisfied the requirements set forth in the Growth Management Act (GMA).
12 The Comprehensive Plan has been subsequently amended during the
13 period of 2000 through 2008.
- 14 2. In February 1998, the Kitsap County Department of Public Works completed
15 a Silverdale access and circulation study. This study identified a need for a
16 connector road between State Route 303/3 interchange, and Clear Creek
17 and Old Frontier Roads.
- 18 3. On December 11, 2006, the Board adopted the Silverdale Sub-Area Plan
19 and expanded the Silverdale Urban Growth Area to accommodate the
20 projected growth for the 2025 planning horizon. Specifically, the Waaga
21 Way area was designated and zoned for a variety of new commercial,
22 employment and residential opportunities.
- 23 4. In late 2007, The Board of Commissioners directed staff to develop a traffic
24 circulation system for this area to include free-flowing connector roads
25 between the various properties and the Waaga Way Extension Road.
- 26 5. In April through July 2008, and in February 2009, a stakeholders group,
27 consisting of developers, property owners and local residents met to discuss
28 the intent, location, funding and design of the Waaga Way connector roads,
29 as well as design standards for the area.
- 30 6. In November 2008, the Board adopted a development moratorium for
31 certain properties located within the Waaga Way area in order to preserve
32 public welfare and to prevent development within the area that may be
33 contrary to this comprehensive planning effort.
- 34 7. In December 2008, the Board adopted amendments to the Silverdale Sub-
35 Area Plan and Silverdale Design Standards which provided goal and policy
36 guidance, as well as design intents for the Waaga Way area.
- 37 8. On January 28, 2009, Kitsap County submitted a 60-day notice of intent to
38 adopt additional design standard and code amendments for the Waaga Way
39 area to the Washington State Department of Community, Trade and
40 41 42 43 44 45 46

1 Economic Development (CTED). A CTED letter of acknowledgement of
2 receipt was received on January 29, 2009. This comment period ends
3 March 30, 2009.
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- 5 9. On February 6, 2009, Kitsap County released to the public draft
6 amendments to the Silverdale Design Standards, specifically the Waaga
7 Way Town Center and Kitsap County Code Title 17 Consolidated Use
8 Tables.
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- 10 10. On February 7, 2009, Kitsap County selected to issue a State
11 Environmental Policy Act (SEPA) addendum to the August 23, 2008
12 Determination of Non-Significance and Notice of Adoption of Existing
13 Environmental Documents. The SEPA comment and appeal period closed
14 on February 18, 2009. No comments or appeals were submitted.
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- 16 11. On February 6, 2009, Kitsap County issued the Notice of Application and
17 Notice of Planning Commission Public Hearing in the legal publication of
18 record in regards to the proposed amendments.
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- 20 12. On February 10, 2009, following timely and effective public notice, the
21 Planning Commission held a work-study session to review and discuss
22 proposed amendments.
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- 24 13. On February 17, 2009, Kitsap County Special Projects issued a staff report
25 on the proposed amendments consistent with the schedule identified in
26 Kitsap County Code Title 21, Type IV Legislative Procedures.
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- 28 14. On February 24, 2009, following timely and effective public notice, the
29 Planning Commission held a public hearing to consider verbal testimony on
30 the draft amendments. Written testimony for consideration through the
31 Planning Commission process was closed on February 26, 2009 at 4:30PM.
32
- 33 15. On March 3, 2009, the Planning Commission, following timely and effective
34 notice, deliberated on the proposed amendments contained within the
35 Waaga Way Town Center and Title 17 Consolidated Use Tables.
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- 37 16. The proposed amendments are consistent with the Washington state
38 Growth Management Act (GMA), State Environmental Policy Act (SEPA),
39 and Kitsap Countywide Planning Policies.
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- 41 17. The proposed amendments are consistent with the goals and policies
42 contained within the Kitsap County Comprehensive Plan and Silverdale
43 Sub-Area Plan.
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- 45 18. The County conducted a full public participation process to develop
46 alternatives and produce a staff report and recommendation.


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- 19. The proposed amendments consider natural systems and topography in the location and design of proposed connector roadways to minimize impacts to environmental features.
- 20. The proposed amendments establish predictability for future development while providing appropriate flexibility as projects evolve from the programmatic level of detail to project-specific.

THEREFORE, to promote the public interest and welfare of Kitsap County's citizens, in accordance with the GMA and based upon the abovementioned findings, the Planning Commission in regular session recommends the following:

- 1. Approval of the Draft Amendments to the Silverdale Design Standards, Waaga Way Town Center dated February 6, 2009 and Kitsap County Code Title 17 Consolidated Use Tables dated February 3, 2009, except as amended in Attachment A.

Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this March 17, 2009.

By  _____
Lou Foritano, Chair