

## ORDINANCE NO. #311-2003

**RELATING TO GROWTH MANAGEMENT, AMENDING THE  
COMPREHENSIVE PLAN AND MAP FOR 2003 AND MAKING  
CORRESPONDING AMENDMENTS TO THE KITSAP COUNTY ZONING  
CODE AND MAP**

**BE IT ORDAINED:**

Section 1. The Kitsap County Board of Commissioners (BCC) makes the following findings:

- 1) Kitsap County's Comprehensive Plan provides that it will 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). The Kitsap County Code Chapter 21.08 Annual Comprehensive Plan Amendment Procedures, Section 21.08.040, provides that the BCC will establish a schedule for review and possible amendment of the Comprehensive Plan.
- 2) The Comprehensive Plan is intended to actively guide future growth in Kitsap County and effectively respond to changes in conditions or assumptions. The Comprehensive Plan Amendment process is intended to provide persons an opportunity to propose amendments to the County's Comprehensive Plan adopted pursuant to the Growth Management Act, Chapter 36.70A RCW, and to Development Regulations (if required) to maintain their consistency with the Comprehensive Plan.

Section 2. General Procedural Findings. The BCC makes the following findings regarding the process and public participation aspects for amending the Comprehensive Plan:

- 1) The following findings relate to the procedural aspects of the County's 2003 Plan Amendments. As discussed in more detail below, the 2003 Comprehensive Plan amendments include adoption of sub-area plans for the following areas of the County: the South Kitsap Industrial Area (SKIA), South Kitsap/ULID #6 (ULID #6) and Kingston. The process for adoption of those sub-area plans began several years ago, long before the County began processing the 2003 Comprehensive Plan Amendments. As such, procedural findings for each of the three sub-area plans are not addressed in this section of the findings, but are addressed in separate sections that follow.
- 2) On September 3, 2002, planning staff submitted an initial draft docket outlining the 2003 annual Comprehensive Plan Amendment process to the Planning Commission, the Board of County Commissioners, the County Administrator, the Kitsap County Health District, Kitsap County Assessor, and the Directors of Kitsap County

Departments of Public Works and Parks. All recipients of the draft docket were asked by the Department of Community Development to review the comprehensive plan and determine whether there were changes or suggestions for clarification in textual language. They were also asked to review the Comprehensive Land Use Maps for additional mapping alterations for this review and amendment process.

- 3) On September 23, 2002, following timely and effective public notice, the County held a public meeting to review the Comprehensive Plan and Land Use Map and solicited suggestions for consideration as Comprehensive Plan Amendments prior to opening the process to the public.
- 4) On October 29, 2002, following timely and effective public notice, the Kitsap County Planning Commission held a work-study session to review the Draft 2003 Comprehensive Plan Amendment docket prior to opening the amendment process to the public.
- 5) On December 16, 2002, the BCC adopted Resolution No. 219-2002, providing for review and possible amendment of the Comprehensive Plan. The resolution established an application period, February 12, 2003 through February 28, 2003, during which applications to amend the plan were accepted. The resolution also established the initial docket that included text, area-wide and site-specific Comprehensive Plan Amendments.
- 6) On January 7, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a work-study session to review the work program for 2003 Comprehensive Plan amendments, prior to opening the amendment process to the public. The work-study session was continued to January 28, 2003.
- 7) During the application period for the 2003 Comprehensive Plan Amendment process (February 12, 2003 through February 28, 2003), a packet titled KITSAP COUNTY CITIZEN'S GUIDE TO COMPREHENSIVE PLAN AMENDMENT PROCESS was made available at the Department of Community Development for those parties or individuals who requested this information. This information was also made available on Kitsap County's web page (<http://www.kitsapgov.com/>). The packet included:
  - a) A letter from Bruce Freeland, Department of Community Development Director at the time;
  - b) Citizen's Application Guide;
  - c) 2003 Comprehensive Plan Review and Amendment Process;
  - d) Amendment Application Process Diagram;
  - e) Pre-application meeting request;
  - f) Site-specific amendment application;

- g) Text/area-wide application;
  - h) Map Correction Application;
  - i) Environmental Checklist; and
  - j) Plan Amendment Procedures (KCC Chapter 21.08).
- 8) On February 25, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a work-study session to review the draft docket for the 2003 Comprehensive Plan Amendments.
- 9) On March 4, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a work-study session to review the proposed amendments and the 2003 Comprehensive Plan Docket, as well as to gain a more thorough understanding of the following:
- a) The geographic scope and objectives of the proposed amendments, mapping correction requests and text amendments;
  - b) The evolution of the planning process, including direction in the 1998 Plan and in Resolution No. 219-2002, providing for review and possible amendment of the Kitsap County Comprehensive Plan;
  - c) The tentative process and public review and Planning Commission schedule; and
  - d) The 2003 Comprehensive Plan Docket including:
    - i) Proposed textual revisions to the Kitsap County Comprehensive Plan;
    - ii) Proposed area-wide amendments to the generalized land use map, zoning map; goals, policies, objectives or assumptions affecting a general area; and
    - iii) Proposed site-specific amendments to the Comprehensive Plan Designation Land Use and Zoning Maps.
- 10) On May 20, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a public hearing to receive oral and written testimony on the following items contained in the 2003 Comprehensive Plan Docket.
- a) Phase I
    - i) Changes and revisions to the text of the Kitsap County Comprehensive Plan amended June 10, 2002 and draft text amendment proposals, updated and new information, new and revised policies and discussion dated June 10, 2002.
    - ii) Limited Areas of More Intensive Rural Development (LAMIRD) for Pioneer Way and George's Corner.

- b) Phase II
  - i) Site-specific amendments to the Comprehensive Plan Land Use designation map, dated June 13, 2003 and 11 site specific amendment requests and updated designations.
- 11) The site-specific amendments, which are located throughout Kitsap County, propose approximately 49.60 acres of Commercial land; 4.59 acres of Industrial land; 141.02 acres of Mineral Resources land; 99.33 acres of Public Facilities land; 12 acres of Urban High Residential; and 32.49 acres of Urban Low Residential.
- 12) On May 20, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a work-study session to review the procedures for the annual Kitsap County Comprehensive Plan Amendment process. The Planning Commission considered Phase I of the Development Regulations and Comprehensive Plan Amendment items to determine if they should be included in the annual review.
- 13) On June 3, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a public hearing to consider oral and written testimony regarding Part I of the Zoning Code/Development Regulations and Comprehensive Plan Amendments. The hearing was continued to July 1, 2003.
- 14) On June 17, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a work-study session to consider Phase II of the amendment process, including text amendments, site-specific plan amendments and to ascertain whether certain items should be included in the 2003 Comprehensive Plan Amendment process.
- 15) On June 24, 2003, Kitsap County issued a Determination of Significance (DS) and Adoption of an Existing Environmental Document and Issuance of an Addendum for the proposed Comprehensive Plan Amendments. The DS and a Notice of Action were published on June 25, 2003, and the comment period expired on July 10, 2003. No appeals were filed. There was no additional comment period. The adopted documents included:
  - a) The Kitsap County Comprehensive Plan Final and Supplemental Environmental Impact Statement and Addenda issued August 23, 1994; the Final SEIS issued December 2, 1996; the Addenda issued March 12, 1998, April 11, 1998, and June 24, 2003.
- 16) On July 1, 2003, following timely and effective public notice, the Kitsap County Planning Commission held a public hearing to take testimony related to the Comprehensive Plan (Phase II) text amendments and site-specific plan amendments. The hearing was continued to July 15, 2003.
- 17) On July 15, 2003 following timely and effective public notice, the Kitsap County Planning Commission held a public hearing to continue the oral and written testimony on Phase II of the 2003 Docket for the Comprehensive Plan Amendments and form a

recommendation regarding Development Code revisions. In addition, the Planning Commission reviewed the following aspects of the 2003 Comprehensive Plan amendment process:

- a) Textual revisions to the Kitsap County Comprehensive Land-Use Plan dated June 2, 2003, including supplemental staff comments and suggested revisions arising from public testimony provided in a memorandum from Kamuron Gurol, DCD Director, and dated July 15, 2003, regarding Interim Rural Forest.
  - b) Site-specific amendments to the Comprehensive Plan Land Use and Zoning Maps dated June 10, 2002, including a memorandum from Laura Ditmer, Planning Manager, regarding supplemental staff comments dated July 15, 2003.
- 18) To assure proper review of new material by the public and Commission, the July 15, 2003 hearing was continued to August 5, 2003.
- 19) On August 5, 2003, the Kitsap County Planning Commission held a continued public hearing and accepted oral and written testimony on all aspects of the 2003 Comprehensive Plan Amendment process. At the end of the public testimony, the public record was closed and the Planning Commission began its scheduled deliberations. The "decision-only" public hearing was continued to August 19, 2003.
- 20) On August 19, 2003 the Kitsap County Planning Commission continued its August 5, 2003 public hearing for decision only. This continued hearing was held as a work-study session, with no oral and written testimony for the 2003 Comprehensive Plan Amendment process. The work-study session was to consider oral and written testimony previously received, and to formulate a recommendation to the Board of County Commissioners on the 2003 Docket for Comprehensive Plan Amendments, which includes proposals for:
- a) Textual revisions to the Kitsap County Comprehensive Plan, dated June 2, 2003, including supplemental staff comments and suggested revisions following public testimony in a memorandum from Kamuron Gurol, DCD Director, dated July 15, 2003, regarding Interim Rural Forest.
  - b) Site-specific amendments to the Comprehensive Plan Land Use and Zoning Maps dated June 10, 2002, including memoranda from Laura Ditmer, Planning Manager, regarding supplemental staff comments dated July 15, 2003 and July 28, 2003.

The Planning Commission then forwarded its finding, and recommendation, to the Board of County Commissioners.

- 21) Following timely and effective public notice, the BCC conducted a work-study session on September 8, 2003 to review the Planning Commission's findings and recommendations in preparation for its evening public hearing on September 8, 2003.

- 22) On September 8, 2003, following timely and effective public notice, the Kitsap County Board of Commissioners held a public hearing to receive oral and written testimony regarding Phase I of the 2003 Comprehensive Plan Amendment Docket regarding textual and policy revisions to the Kitsap County Comprehensive Plan and Land Use Map (June 2, 2002). This public hearing was continued to September 22, 2003.
- 23) Following timely and effective public notice, the BCC conducted a work-study session on September 17, 2003 to consider the findings and recommendations of the Planning Commission, discuss the Interim Rural Forest policy revisions, and the Limited Areas of More Intensive Rural Development (LAMIRD) designations for George's Corner and Pioneer Way.
- 24) On September 22, 2003, following timely and effective public notice, the Kitsap County BCC held the continued public hearing for Phase I to receive oral and written testimony, as well as receive oral and written testimony regarding Phase II of the Comprehensive Plan Amendment Docket. Phase II included review of:
- a) Potential LAMIRD designations at two intersections within the County (George's Corner and Pioneer Way); and
  - b) Proposed site-specific amendments.
- 25) At the close of the September 22, 2003 meeting, the Board declared the close of the comment period for the following items: site-specific amendments, text/policy revisions, and the proposed Pioneer Way LAMIRD. Items left open for continued deliberation and public comment were the proposed Interim Rural Forest text and policy amendments and the proposed George's Corner LAMIRD. This public hearing was continued to October 15, 2003 to allow further public comment on those items that were left open.
- 26) On October 15, 2003, the Board received additional oral and written testimony on the items continued from September 22, 2003. At the conclusion of the October 15, 2003 hearing, the BCC closed public testimony for all aspects of the Comprehensive Plan except issues relating to several sub-area plans, which are discussed in more detail below.
- 27) On November 14, 2003, following timely and effective public notice, the Kitsap County Board of Commissioners closed the record for the whole of the 2003 Comprehensive Plan Amendment process and began deliberations on the text and policy revisions cited above.

Section 3. Substantive Findings Relating to Text and Policy Amendments. The Board of County Commissioners makes the following findings with respect to the text and policy amendments to the Comprehensive Plan.

- 1) The Kitsap County Planning Commission considered the goals and requirements of the GMA (Chapter 36.70A RCW) and made findings that the proposed text and

policy amendments that are attached hereto as Attachment 1 are technically consistent and compatible with the 13 statewide planning goals contained within the GMA (RCW 36.70A.020). The BCC hereby adopts those findings of the Planning Commission.

- 2) The Kitsap County Planning Commission considered the goals and policies of Kitsap County's Comprehensive Plan, May 8, 1998, as amended, and made findings that the text and policy amendments attached hereto as Attachment 1 are technically consistent and compatible with the goals and polices of the Plan. The BCC hereby adopts those findings of the Planning Commission.
- 3) Kitsap County Code 21.08.160 sets forth criteria that the Board must consider in general when making amendments to the Comprehensive Plan. In making amendments, the Board must consider:
  - a) Whether circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan; and
  - b) Whether the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan.
- 4) Kitsap County Code 21.08.170 also sets forth criteria for making text or area wide amendments to the Comprehensive Plan. In making such amendments, the Board must consider:
  - a) Whether the proposed amendment is consistent with and supports other plan elements and/or Development Regulations and if not, what additional amendments to the plan and/or Development Regulations will be required to maintain consistency;
  - b) Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals, objectives and policies of the Comprehensive Plan;
  - c) Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policy; and
  - d) Whether the proposed amendment complies with the requirements of the GMA.
- 5) The Board adopts findings made by the Kitsap County Planning Commission on June 3, 2003, which found that the proposed general textual amendments met the criteria for recommendation or decision, as per sections 21.08.160 and 21.08.170 of the Kitsap County Code.
- 6) The Board finds that the proposed 2003 Comprehensive Plan Text and Policy Amendments and Proposed Specific Text Amendments meet the criteria for approval

at Kitsap County Code 21.08.160 and 21.08.170 and the proposed text and policy amendments attached hereto as Attachment 1 promote the public interest and welfare of the citizens of Kitsap County.

Section 4. Substantive Findings related to site-specific Comprehensive Plan Map amendments and Limited Areas of More Intensive Rural Development (LAMIRD). The Board of County Commissioners makes the following findings related to site-specific Comprehensive Plan Map amendments and Limited Areas of More Intensive Rural Development (LAMIRD).

- 1) With regard to the Pioneer Way LAMIRD, the Board finds that GMA requires that a LAMIRD designation be based on development that was in place on or before July 1, 1990. The BCC finds that the record does not contain sufficient information to determine whether the Pioneer Way LAMIRD meets the criteria for a pre-1990 LAMIRD or any of the other types of LAMIRDS permitted by the GMA.
- 2) The BCC further adopts the Planning Commission findings relating to establishing a LAMIRD at the Pioneer Way location. The Planning Commission recommended against such a designation, finding that there was insufficient information in the record to determine whether the LAMIRD criteria could be met.
- 3) With regard to the George's Corner LAMIRD, while the Planning Commission was divided as to the appropriate location and placement of a Logical Outer Boundary (LOB) that met the criteria established under RCW 36.70A.070(5)(d)(iv), the Planning Commission recommended that a LAMIRD be adopted at this location.
- 4) The Board finds that, with regard to the proposed George's Corner LAMIRD, the County has not followed the process established in the Comprehensive Plan for designating LAMIRDS. While a LAMIRD designation at George's Corner may be a logical and appropriate way to contain growth in that area, the Board cannot make that determination, or any other determination relating to George's Corner, until the LAMIRD process discussed in the Comprehensive Plan is followed.
- 5) With regard to the site-specific redesignation requests, on August 19, 2003, the Kitsap County Planning Commission reviewed the proposed site-specific amendments, and the Planning Commission's recommendation on each is noted below. With regard to each site specific redesignation request, the Board finds as follows:
  - a) Richard Bjarnson, LIS Docket No. 0305328, request to redesignate property from Rural Residential (RR) to Neighborhood Commercial (NC). The site is the northwest quadrant of Hansville Road and State Route 104. The site includes 13.5 acres. Planning Commission recommended denial.
    - i) The BCC finds that, because the Bjarnson map amendment and rezone is integral to George's Corner LAMIRD designation process, the Bjarnson map amendment and rezone should be deferred to 2004 for concurrent review with



a LAMIRD designation at George's Corner. The fees for that review should be waived.

- b) Rozellen Burgess, LIS Docket No. 0306248, request to redesignate property from Manchester Village Low Residential (MVLRL) to Manchester Village Commercial (MVC). The site is the northeast quadrant of the intersection of Alaska Avenue and Mile Hill Drive. Total area equals 1.28 acres. The Planning Commission recommended denial of the map amendment and rezone because it is inconsistent with the Manchester Community Plan.
  - i) The BCC concurs with the Planning Commission and finds that the Burgess redesignation request should be denied. The BCC adopts the findings of the Planning Commission with respect to this issue.
- c) Choi Byong Jik and In Sook, LIS Docket No. 0305684, request to redesignate property from Rural Protection (RP) to Neighborhood Commercial (NC). The site is 1,200 feet east of Hansville Road on the north side of State Route 104. Total area equals 23.48 acres. The Planning Commission recommended denial of the redesignation request.
  - i) The BCC concurs with the Planning Commission and finds that the Choi redesignation request should be denied because it would allow urban uses in a rural area. The BCC adopts the findings of the Planning Commission with respect to this issue.
- d) Pat Lockhart, LIS Docket No. 0305717, request to redesignate property from Urban Reserve/UJPA to Urban Reserve/UJPA with a Mineral Resource Overlay. The site is north of the railroad north of Old Belfair Highway and east of the Power Substation at the end of Solid Lane West. Total area equals 21 acres. The Planning Commission recommended approval of this request.
  - i) The BCC concurs with the Planning Commission and finds that the proposed site-specific Comprehensive Plan Map amendment and rezone to add a Mineral Resource overlay to 21.02 acres of land (LIS 0305717) meets the criteria for approval as per KCC 21.08.170 and should be approved. The BCC adopts the findings of the Planning Commission with respect to this issue.
- e) Donna Longwell, LIS Docket No. 0306319, requests to redesignate property from Rural Residential (RR) to Neighborhood Commercial (NC). The site is located between Silverdale and Poulsbo on the east side of Clear Creek Road. Total area includes 2.5 acres. The Planning Commission recommended approval of this request.
  - i) The BCC concurs with the Planning Commission and finds that the proposed site-specific Comprehensive Plan Map amendment and rezone of 2.5 Acres from Rural Residential (RR) to Neighborhood Commercial (NC) (LIS 0306319) meets the criteria for approval as per KCC 21.08.170 and should be

approved. The BCC adopts the findings of the Planning Commission with respect to this issue.

- f) The McCormick Land Company, LIS Docket No. 0306260, requests to redesignate property from Rural Residential (RR) to Mineral Resource (MR). The property is located southeast of State Route 3 west of Sunnyslope Road. Total area equals 120 acres. The Planning Commission recommended approval of this request
  - i) The BCC concurs with the Planning Commission and finds that the proposed site-specific Comprehensive Plan Map amendment and rezone to add a Mineral Resource overlay to 120 acres of land (LIS 0306260) meets the criteria for approval as per KCC 21.08.170 and should be approved. The BCC adopts the findings of the Planning Commission with respect to this issue.
- g) Olmsted, LIS Docket No. 0306327, requests to redesignate property from Business Park (BP) to Neighborhood Commercial (NC). Site is north of Silverdale on Clear Creek Road and is adjacent to Clear Creek Nursery. Total area equals 7.29 acres. The Planning Commission recommended approval of this request.
  - i) The BCC concurs with the Planning Commission and finds that the proposed site-specific Comprehensive Plan Map amendment and rezone of 7.29 acres of land from Business Park to Neighborhood Commercial (LIS 0306327) meets the criteria for approval as per KCC 21.08.170 and should be approved. The BCC adopts the findings of the Planning Commission with respect to this issue.
- h) Sedgwick Joint Venture, LIS Docket No. 0304518, requests to redesignate property from Urban Reserve (UR) to Highway Tourist Commercial (HTC). The site is 1,325 feet east of Bethel Road and south of Sedgwick Road. Total area equals 9.84 acres. The Planning Commission recommended approval of this request.
  - i) The BCC finds that, while the subject site may be a logical location for an urban commercial use, such a use should not be permitted under GMA unless the property is located within a UGA or LAMIRD. It would be premature at this time to approve a Comprehensive Plan Map amendment at this location because the County and the City of Port Orchard are currently undertaking a joint planning process for the Port Orchard UGA boundary, which may be extended to include this property. The BCC therefore defers the Sedgwick Joint Venture Comprehensive Plan Map amendment and rezone of 9.84 acres from Urban Reserve to Highway Tourist Commercial, (LIS 0305918) to the 2004 joint planning process with the City of Port Orchard and waives fees associated with that review.

- i) Black Jack Valley, LIS Docket No. 0306112, requests to redesignate property from Rural Protection (RP) to Highway Tourist Commercial (HTC). The site is west of Sidney Road and south of Sedgwick Road adjacent to the Port Orchard city limits. Total area equals 6.33 acres. The Planning Commission recommended approval of this request.
  - i) The BCC finds that, while the subject site may be a logical location for an urban commercial use, such a use should not be permitted under GMA unless the property is located within a UGA or LAMIRD. It would be premature at this time to approve a Comprehensive Plan Map amendment at this location because the County and the City of Port Orchard are currently undertaking a joint planning process for the Port Orchard UGA boundary, which may be extended to include this property. The BCC therefore defers the Black Jack Valley Comprehensive Plan Map amendment and rezone of 6.33 acres from Rural Protection to Highway Tourist Commercial (LIS 0306112) to the 2004 joint planning process with the City of Port Orchard and waives fees associated with that review.
  
- j) Brown-Rice-Krueger, LIS Docket No. 0306112, requests to redesignate property from Rural Protection (RP) to Highway Tourist Commercial (HTC). The site is north of Sedgwick and east of Sidney Road adjacent to Port Orchard city limits. Total area equals 10.81 acres. The Planning Commission recommended approval of this request.
  - i) The BCC finds that, while the subject site may be a logical location for an urban commercial use, such a use should not be permitted under GMA unless the property is located within a UGA or LAMIRD. It would be premature at this time to approve a Comprehensive Plan Map amendment at this location because the County and the City of Port Orchard are currently undertaking a joint planning process for the Port Orchard UGA boundary, which may be extended to include this property. The BCC therefore defers the Brown-Rice-Krueger Comprehensive Plan Map amendment and rezone of 10.81 acres (from Rural Protection to Highway Tourist Commercial, (LIS 0306112)) to the 2004 joint planning process with the City of Port Orchard and waives fees associated with that review.
  
- k) Robert P. Waters, LIS Docket No. 0307130, request to rezone property from Rural Protection (RP) to Highway Tourist Commercial (HTC). Property is located in the southwest quadrant of the intersection of Glenwood Road and Sidney Road. Total area equals 4.32 acres. The Planning Commission recommended approval of this request.
  - i) The BCC finds that, while the subject site may be a logical location for an urban commercial use, such a use should not be permitted under GMA unless the property is located within a UGA or LAMIRD. It would be premature at this time to approve a Comprehensive Plan Map amendment at this location because the County and the City of Port Orchard are currently undertaking a

joint planning process for the Port Orchard UGA boundary, which may be extended to include this property. The BCC therefore defers the Waters Comprehensive Plan Map amendment and rezone of 4.32 acres from Rural Protection to Highway Tourist Commercial, (LIS 0306112) to the 2004 joint planning process with the City of Port Orchard and waives fees associated with that review.

Section 5. Additional Procedural and Substantive Findings Relating to Interim Rural Forest. Because of pending legal challenges concerning previous designations applied to rural wooded areas in the County, the County did not have sufficient time in 1998 to fully and completely address all issues concerning the designation and use of certain rural wooded areas prior to adoption of the Comprehensive Plan. The Interim Rural Forest Designation was created and applied to these rural wooded areas as an interim mechanism to preserve the County's options while it conducted the requisite detailed and balanced review. In the 1998 Comprehensive Plan, the County committed to reconsidering appropriate uses for land designated as Interim Rural Forest, such as permitting clustered residential development conditioned upon commitment of substantial portions of wooded upland and/or shorelands to open space. The amendments to the Interim Rural Forest provisions that allow for clustering under defined strict conditions are consistent with and implement the goals and policies that were articulated in the 1998 Comprehensive Plan. The base density of lands previously designated Interim Rural Forest will remain 1 dwelling unit per 20 acres.

The BCC makes the following findings with respect to the process and substantive issues relating to amendments to the Interim Rural Forest provisions of the Comprehensive Plan.

- A. The Board adopts the following Planning Commission findings relative to the Interim Rural Forest (IRF) text and policy amendments:
- 1) In the spring of 2003, a stakeholder committee was established to identify and discuss potential elements of a program to implement the "Phase II Planning Processes" outlined in the Comprehensive Plan for Interim Rural Forest. This committee met on three occasions with Department of Community Development (DCD) Staff and the facilitator, Triangle Associates, Inc.
    - a) On April 30, 2003, the IRF committee first met. As this was an introductory meeting, a history of the process was presented and discussed.
    - b) On May 7, 2003, the IRF committee met for a second time, to discuss the development of a Rural Stewardship proposal.
    - c) On May 14, 2003, the IRF committee met for the third time, and discussed options for recommendations to the Planning Commission.
  - 2) On May 20, 2003, following timely and effective public notice, the Planning Commission held a work-study session to review the proposed IRF amendments

(erroneously referred to in the May 20, 2003 Planning Commission work-study minutes as "Interim Growth Forest").

- 3) On June 3, 2003, following timely and effective public notice, the Planning Commission held a work-study session at which it again discussed the IRF amendments (erroneously referred to in the June 3, 2003 Planning Commission work-study minutes as "Interim Growth Forest"). The Planning Commission also held a public hearing to consider oral and written testimony regarding proposed IRF amendments. The hearing was continued to June 17, 2003.
- 4) On June 17, 2003, following timely and effective public notice, the Planning Commission held a work-study session to consider the IRF amendments. (In the June 17, 2003 Planning Commission work-study minutes, IRF is again erroneously referred to as "Interim Growth Forest.")
- 5) On July 1, 2003, following timely and effective public notice, the Planning Commission held a public hearing to accept testimony regarding the proposed IRF amendments. The hearing was continued to July 15, 2003.
- 6) On July 15, 2003, following timely and effective public notice, the Planning Commission held a public hearing to continue oral and written testimony on the proposed IRF amendments. The Planning Commission reviewed the a July 15, 2003 memorandum from Kamuron Gurol, DCD Director, regarding IRF, and supplemental comments and suggested revisions submitted by staff following public testimony.
- 7) To assure proper review of new material by the public and the Planning Commission, the July 15, 2003 public hearing was continued to August 5, 2003.
- 8) On July 28, 2003, participants in the spring 2003 IRF committee process were asked to provide their comments to DCD Staff regarding the Staff proposal put forth in the July 15, 2003 memo from Kamuron Gurol, DCD Director, to the Planning Commission.
- 9) On August 5, 2003, the Planning Commission held a continuation of its July 15, 2003 public hearing and accepted additional testimony on the proposed IRF amendment. The public record was closed and the Planning Commission began its scheduled deliberations. The hearing was continued to August 19, 2003 for decision.
- 10) On August 19, 2003, Planning Commissioner Mahan presented to the Planning Commission suggested policy revisions, hereafter referred to as the "proposed hybrid language" for lands designated IRF. The introduction of this language was intended to be an alternative to the two IRF proposals presented previously to the Planning Commission. The Planning Commission then decided to accept additional public testimony on the "hybrid language" on September 2, 2003, and to defer their decision until then to allow the public and Planning Commissioners adequate time to review the hybrid language.

11) On September 2, 2003, following timely and effective public notice, the Planning Commission held a continuation of its August 19, 2003 public hearing and accepted oral and written testimony relating to the IRF proposed hybrid language. The public record was closed and the Planning Commission began its scheduled deliberations to formulate a recommendation to the Board of County Commissioners on the IRF language.

12) On September 16, 2003, the Planning Commission recommended that the BCC defer consideration of any of the proposed IRF revisions.

B. The Board makes the following additional findings with respect to the process and substantive issues relating to amendments to the Interim Rural Forest provisions of the Comprehensive Plan:

1) Upon receiving the Planning Commission recommendation and at the request of the Board of County Commissioners, DCD produced a "Revised Hybrid Proposal" that addressed concerns the Planning Commission raised regarding protection of rural character and the prevention of urban growth in the rural area. This revised set of IRF policies were made available for public review on September 30, 2003.

2) The BCC additionally finds that the series of revisions made by DCD staff in response to Planning Commission concerns and stakeholder comment, as reflected in the September 30, 2003 Revised Hybrid Proposal language, serve to increase the level of protection of rural character and prevention of urban growth in the IRF clustering policy. The proposed changes included:

a) Clarification of policy direction (RL-10a, RL-11b, RL-11c, RL-11d);

b) Revisions to RL-11b-1 to remove the specific '2023' time horizon and clarify that clustering proposals would set aside the Wooded Reserve areas for 20 years, and also clarify the Transfer of Development Rights and clustering objectives of this policy;

c) Revisions to RL-11b-5 to clarify the intent of the policy to preserve rural character, visual compatibility, and aesthetics. Revisions to RL-11b and RL-11c require permanent dedication of land as open space if the clustering incentives are utilized by landowners, thus providing valuable public benefit;

d) Revisions to RL-11b-9 to include new policy language that outlines the project approval process for those who meet the criteria as outlined in RL-11b and wish to utilize the clustering option with associated higher density of 1 du/5 acres;

e) Revisions to RL-11c clarify that clustering proposals along shorelines would set aside the Wooded Shoreline Preserve, of which 50% of the total parcel shall be permanently placed in open space and managed for forestry. The Preserve would be located adjacent to and along the shoreline. The clustering incentive along shorelines creates the opportunity to permanently preserve up to 6 miles of largely interconnected waterfront on Hood Canal as open space. A meaningful incentive

is needed to encourage waterfront owners to move development away from the most valuable portion of their property, the part with views of and direct access to the water. The incentive authorized in the amendment provides for development that preserves the rural character of the shoreline and simultaneously advances the GMA goals of preserving open space and protecting private property rights. Thus, allowing densities of 1 dwelling unit per 2.5 acres on portions of shorelands under the proposed conditions is appropriate.

- f) Revisions to RL-11e to include new policy language that requires a monitoring program to ensure the preservation of rural character so as not to promote urban growth in rural-designated areas; and
- 3) After timely and effective public notice, the Board conducted a public hearing on October 15, 2003 to accept oral and written testimony related to the revised hybrid language (among other issues) developed by DCD.
  - 4) On November 17, 2003, after timely and effective public notice, the Board began deliberations to consider adopting the proposed IRF language. During those deliberations, several amendments were introduced in response to public comment to allow compact rural development in IRF clusters while protecting rural character and preventing urban growth in the rural area. These amendments include:
    - a) Additional provisions to allow clustering under short plats as well as subdivisions;
    - b) Revised language clarifying buffer and screening requirements to preserve rural character;
    - c) Extended timeframe for forestry uses in the reserve tracts from 20 to 40 years;
    - d) Direction to DCD to develop language clarifying a 5 year or 10,000 acre to threshold to "stop and assess" the IRF program under the monitoring provisions;
    - e) Additional policy language to alert future purchasers that urban services will not be made available on IRF lands; and
    - f) The Board directed that within 9 months of the adoption IRF policies, DCD staff shall develop Development Regulations for the IRF lands.
  - 5) Based upon the foregoing findings, the Board finds that the proposed 2003 Text and Policy amendments relating to IRF included within attached hereto in Attachment 1 are consistent with the criteria for adoption of area-wide regulations in KCC 21.08.160 and 21.08.170 and promote the public interest and welfare of the citizens of Kitsap County. In addition, the BCC finds that, as amended, the IRF clustering provisions protect rural character and prevent urban growth in the rural area.

Section 6. Substantive and Procedural Findings Relating to the South Kitsap Industrial Area (SKIA) Sub-Area Plan. The Board of County Commissioners makes the

following findings with respect to the process and substantive issues relating to amendments to the South Kitsap Industrial Area (SKIA) Sub-Area Plan.

A. The Board adopts the following Planning Commission findings relative to the SKIA Sub-Area Plan:

- 1) The Kitsap County Comprehensive Plan (Plan) established a special land use overlay designation entitled "Urban Joint Planning Area" (UJPA) to be applied to areas considered potentially suitable for inclusion within Urban Growth Areas (UGAs), but where further coordinated planning is needed to resolve outstanding land use and capital facilities issues. The designation is applied to unincorporated areas with an underlying land use designation of Urban Reserve (1 dwelling unit per 10 acres) or Urban Industrial Reserve.
- 2) The UJPA process described in the Plan was intended to address the location and amount of land outside of currently designated UGAs that may be necessary to support future urban growth. The UJPA designation was intended to acknowledge each City's UGA proposal and allow time for resolution of planning, infrastructure and governance issues.
- 3) The Plan identifies the "South Kitsap Industrial Area" as the undeveloped multiple parcel area north, south and east of the Bremerton National Airport and places an Urban Joint Planning Area Overlay on these properties, now known as the South Kitsap Industrial Area UJPA (SKIA UJPA).
- 4) The Plan indicates that the SKIA UJPA lands are considered potentially suitable for inclusion within the existing SKIA UGA, but that numerous issues remain unresolved. The primary issues to be addressed through the UJPA process include:
  - a) Provisions for protection of critical areas;
  - b) Provision of sewer and other services and facilities;
  - c) Service agreements with affected special districts;
  - d) Framework for environmental review; and
  - e) Governance questions including whether annexation is desirable or preferable to other potential service arrangements.
- 5) In November 1997 (prior to adoption of the 1998 Comprehensive Plan), the Port of Bremerton and other private landowners entered into a Memorandum of Agreement to develop a conceptual plan and conduct environmental and infrastructure studies for the eventual development of the SKIA.
- 6) Following the passage of the 1998 Kitsap County Comprehensive Plan, a Memorandum of Agreement among Kitsap County, the City of Bremerton, the City of Port Orchard and the Port of Bremerton was executed on August 24, 1998. This



Memorandum of Agreement provided for continued joint planning activities for SKIA, and laid out area growth assumptions and major issues to be addressed during the joint planning process, including:

- a) Designation and implementation of South Kitsap Industrial Area Urban Growth Areas;
  - b) Certainty for ongoing land use and utility planning;
  - c) Efficient provision of urban services and facilities;
  - d) Regional economic development and enhanced employment opportunities; and
  - e) Implementation of Policies UGA-1 through UGA-17 in the County's 1998 Comprehensive Plan.
- 7) Pursuant to the MOA, a collaborative planning team was assembled to oversee further studies and begin development of a sub-area plan. This team included representatives of the County, the Cities of Bremerton and Port Orchard, the Kitsap Regional Economic Development Council of Kitsap County, and the Port of Bremerton and other private landowners (known as the South Kitsap Industrial Land Owners or SKILO). Based on the assessment of existing conditions, County staff and the consultant team used the MOA's list of issues to develop a conceptual land use plan for the area.
  - 8) The public participation process for the SKIA Sub-Area Plan has focused on public open houses as well as distribution of information directly to the public. Public open houses were conducted on March 4, 1999 and September 20, 1999. The first of these allowed for discussion of the planning process, proposed table of contents, and anticipated timeline for preparation of the Sub-Area Plan. The second allowed presentations of preliminary studies and assessments.
  - 9) On March 27, 2001, the BCC and the Port of Bremerton held a joint meeting to discuss the South Kitsap Industrial Area, including needed capital improvements and continuation of the planning process.
  - 10) On November 14, 2001, County DCD staff met with the Suquamish Tribe and the Washington State Department of Fish and Wildlife to discuss the SKIA Plan. In 2002, similar meetings occurred on January 10, February 28, March 27, and May 16. The primary focus of these meetings was to ensure that the plan addressed relevant environmental protection measures.
  - 11) In May 2002, the Planning Commission was briefed on the plan in working draft form and presented with plan excerpts.
  - 12) Public open houses featuring the working draft document were held June 4, 2002 and June 2, 2002, to provide for public discussion of the draft plan. In all cases, postcards providing notice of meetings were mailed to adjacent property owners, and meetings

received advance coverage in local newspapers. Copies of this working draft were provided to the Cities of Bremerton and Port Orchard coincident with the June 4, 2002 open house.

- 13) The Planning Commission held work-study sessions and public meetings on the plan on June 25, 2002, September 3, 2002 and September 24, 2002.
- 14) The Planning Commission and the Port of Bremerton Commissioners held a joint meeting on July 9, 2002 to discuss the plan.
- 15) The Planning Commission also held public hearings on the SKIA Plan on July 30, 2002 and September 24, 2002. Throughout the meetings, the SKIA Plan working draft evolved to address issues raised. The current draft was first presented and discussed at the September 24, 2002, Planning Commission meeting.
- 16) On October 4, 2002, under the State Environmental Policy Act (SEPA), Kitsap County issued a Determination of Significance (DS) and a Notice of Adoption of an Existing Environmental Document. The SEPA comment period ended November 4, 2002. No appeals of the DS and Adoption of Existing Environmental Documents were filed.
- 17) On October 1, 2002, the Planning Commission held a follow-up work-study session regarding the SKIA Plan.
- 18) The Planning Commission met on November 5, 2002, to discuss adoption of "Draft" Findings and Conclusions for the SKIA Plan.
- 19) DCD Staff presented updates of the Development Regulations to the Planning Commission during a work-study session on December 3, 2002, regarding the SKIA Plan and implementation measures.
- 20) On February 25, 2003, DCD Staff presented an additional update to the Planning Commission during work-study session regarding finalization of the SKIA Plan and Development Regulations.
- 21) After sending out a timely public notice, the Planning Commission conducted a public hearing on March 25, 2003 on the proposed amendments to the Kitsap County Zoning Code that would implement the SKIA Sub-Area Plan.
- 22) The Planning Commission public hearing was then continued to April 15, 2003 for further discussion and testimony. The record was held open through April 8, 2003.
- 23) On May 6, 2003, the Planning Commission held a Public meeting "decision-only" on the proposed final revision to the Kitsap County Zoning Code to implement the SKIA Sub-Area Plan.

- 24) Public comment and testimony regarding the SKIA Plan and the Development Regulations have consistently revealed a great deal of support for approval of the SKIA Plan.
- 25) The Cities of Port Orchard and Bremerton have both proposed including the SKIA UGA in their Urban Growth Areas. However, due to recent case law affecting annexation processes and rules in Washington State, the governance issue cannot be resolved at this time.
- 26) Based on the foregoing findings, the Planning Commission made the following conclusions, which the Board of County Commissioners hereby adopts:
  - a) The proposed SKIA Sub-Area includes a logical extension of the existing UGA boundary.
  - b) Expansion of the existing SKIA UGA is consistent with the Comprehensive Plan's goals and policies for economic development and job creation (ED-9 through ED-16) and GMA.
  - c) The proposed Sub-Area Plan adequately addresses the provision of sewers and other infrastructure to the SKIA 1998 UJPA lands included within the Sub-Area.
  - d) The proposal adequately addresses the protection of critical areas located adjacent to and within the SKIA UJPA lands.
  - e) The proposal provides adequate service agreements with affected special purpose districts.
  - f) The proposal's master planning requirement provides an adequate framework for environmental review for the SKIA 1998 UJPA lands.
  - g) The SKIA Sub-Area Plan adequately addresses service issues normally associated with governance by providing current and future service agreements for the South Kitsap Industrial Area. These include an agreement to provide water services by the City of Bremerton and an agreement to provide public sewer service by the City of Port Orchard. Given the present legal uncertainties concerning annexations, these are sufficient at this time.

B. The Board of County Commissioners additionally finds:

- 1) To implement the SKIA Sub-Area Plan Section 3.6.1 as preliminarily approved by the Board on November 17, 2003, the County will develop two sets of specific criteria for the properties currently designated Industrial within the SKIA Sub-Area. Application of these criteria may allow two additional land use options for portions of the SKIA Sub-Area in addition to master planning. Based upon one set of criteria, sites approved as "ready for development" may be able to develop without additional land use approvals. Based upon a second separate set of criteria, additional sites may be appropriate for the Industrial Park land use process. The Board of County

Commissioners finds that these two sets of criteria are appropriate for certain Industrial-zoned lands that have already experienced previous levels of development and/or have existing provision of certain infrastructure requirements and/or utilize an appropriate planning process for Industrial-zoned lands.

- 2) DCD will develop and present these criteria in the form of revised Development Regulations to the Planning Commission within 45 days of the adoption of the Sub-Area Plan. Upon a recommendation by the Planning Commission, the revised Development Regulations will be submitted to the Board of County Commissioners for adoption.
- 3) Upon adoption of the revised Development Regulations, and within six (6) months of the adoption of the SKIA Sub-Area Plan, property owners with land designated Industrial within the SKIA Sub-Area, may submit applications for administrative review of selected (identified, specific) sites. Depending on the request, these applications shall be reviewed against the appropriate set of aforementioned criteria. Until such administrative reviews are complete, all development within the SKIA Sub-Area boundary must be consistent with an approved Master Plan.
- 4) Based upon the foregoing findings, the Board finds that the proposed 2003 SKIA Sub-Area Plan attached hereto as Attachment 4 is consistent with the 13 statewide planning goals contained within the Growth Management Act (RCW 36.70A.020). The attached SKIA Sub-Area Plan encourages development in areas where adequate public facilities and services exist and can be provided in an efficient manner. The attached SKIA Sub-Area Plan is consistent with the County Wide Planning Policies and with the goals and policies contained in the Kitsap County Comprehensive Plan. The attached SKIA Sub-Area Plan promotes the public interest and welfare of the citizens of Kitsap County, and should be approved.
- 5) The BCC further finds that the accompanying SKIA Development Regulations attached hereto as Attachment 5 are consistent with KCC 21.08.160 and 21.08.170 and promote the public interest and welfare of the citizens of Kitsap County.

Section 7. Findings Relating to Population Allocation. The Board of County Commissioners makes the following findings with respect to revised population allocations in the Comprehensive Plan.

- 1) On August 10, 1992, the Kitsap County Board of Commissioners adopted the County-wide Planning Policies (CPPs), as required RCW 36.70A.210 in the Growth Management Act (GMA). The CPPs were ratified by the cities within the County. On August 20, 2001, the Kitsap County Board of Commissioners adopted Ordinance #258-2001, amending the CPPs. These amended CPPs were also ratified by cities within the county. The CPPs establish a county-wide framework from which the county and city comprehensive plans are to be developed, including policies that address the implementation of the GMA urban growth area (UGA) requirements, joint county and city planning within UGAs, and the promotion of contiguous and orderly development and provision of urban services to such development.

- 2) The Kitsap Regional Coordinating Council (KRCC) was established pursuant to the GMA, RCW 36.70A.210, as the collaborative process required by that statute to provide a framework for adoption of a county-wide planning policy. The KRCC provides the framework for amendment of the CPPs. Element M(1) of the CPPs describes the specific purpose, role and authority of the KRCC.
- 3) The Kitsap County Board of Commissioners adopted the Kitsap County Comprehensive Plan (the Plan) in 1998. The Plan reflected the KRCC's recommended 1992-2012 population forecast, including specific allocations to the various urban growth areas within the county. The Plan adopted a county-wide population forecast of 292,224 for the year 2012 and assumed an average annual growth rate of 1.77% per year between 1997 and 2012.
- 4) Policy UGA-3 of the Plan requires that Kitsap County work with the cities and tribes, using KRCC as a forum, to establish updated population forecasts and allocations. Narrative found at page 14 of the Plan indicates that successive Plan amendments will reflect updated population projections for periods succeeding the initial forecast, including the period 2013-2017.
- 5) Between March and May of 2001, consistent with direction contained in the Land Use Element of the Plan, County staff developed a proposed update to the county-wide population forecast to address the period 2013 to 2017 and prepared suggested urban population allocations for both the south Kitsap County and Kingston urban growth areas.
- 6) On April 5, 2001, the KRCC discussed recommending an update to the county-wide population forecast and allocation for the period 2013 to 2017, and made preliminary findings, as follows:
  - a) Kitsap County had grown at a pace faster than the State of Washington as a whole (2.2%, as compared to 1.65% per year), during the last two decades;
  - b) The City of Port Orchard had been growing at an average rate of 3.68% since 1990;
  - c) The south Kitsap County area had been growing at a rate of 3.3% per year;
  - d) Although the south Kitsap County area represented approximately 27% of the County's total population, it had only received 11% of the population allocated for the period 1992-2012; and
  - e) Any population forecast adopted for the period ending in 2017 must fall within OFM's current forecast range for the year 2017. At the time of the KRCC's deliberations, this range was from a low of 286,950 to a high of 350,762 for Kitsap County.
- 7) On June 5, 2001, the KRCC held a public hearing to accept testimony on the 2017 population update and allocation recommendations forwarded by the Kitsap County

Planning Directors' Forum. Specifically, the KRCC accepted testimony on the proposed extension of the 1.77% annual growth rate adopted in the Plan to address the period 2013 to 2017 (i.e., a forecast of 319,017 for the year 2017). The minutes of the meeting reflect that, pending further planning and input from cities regarding the full sub-regional population allocation for 2017, the KRCC deemed it appropriate for jurisdictions currently involved in sub-area planning processes to request the KRCC to recommend approval of additional allocations, using the recommended population forecast for the year 2017 as the basis for the KRCC recommendation.

- 8) At the request of the County, accompanied by a recommendation of the Kitsap County Planning Directors' Forum, the KRCC was asked at the June 5, 2001 hearing to consider recommending an allocation of up to 3,000 in additional urban population for Kingston to allow sub-area planning efforts in that community to proceed. At the request of the City of Port Orchard and upon a recommendation of the Planning Director's forum, the KRCC was also asked to consider recommending an allocation of 10,000 in additional urban population to south Kitsap County, to be accommodated within the limits of existing and/or expanded UGAs.
- 9) Following timely and effective public notice, on July 10, 2001, the KRCC policy board voted to recommend extending the adopted county-wide population forecast to address the period 2013 through 2017. The recommended forecast, which applies the average annual growth rate of 1.77% used in the 1998 Plan, concludes that the county-wide population will grow an additional 26,793 during the period 2013 to 2017, to a county-wide population of 319,017.
- 10) As amended by Ordinance 258-01 on August 20, 2001, Element A(6) of the CPPs require that 5/6<sup>ths</sup> (or 83.3%) of projected population growth be planned for and accommodated within urban areas. Application of this policy reveals that the county's UGAs must be sized to accommodate 22,319 of the 26,793 in population growth forecast for the period 2013-2017.
- 11) In addition to projecting county-wide growth for the period 2013 to 2017, the KRCC recommended that an additional urban population of zero to three thousand (0-3,000) be allocated to the Kingston UGA for the period ending in 2017 (i.e., a provisional allocation intended to allow sub-area planning for the community to continue).
- 12) The KRCC also recommended allocating an additional 10,000 in urban population to the Port Orchard/South Kitsap UGA/Joint Planning Areas for the period ending in 2017 (with specific allocations to be determined through the planning process being conducted by the County and the City of Port Orchard for the South Kitsap Urban Joint Planning Area (UJPA). This additional population is to be planned for and accommodated within the limits of existing or expanded UGAs in South Kitsap County, including: the City of Port Orchard; the existing unincorporated South Kitsap UGA; and adjacent areas of the South Kitsap UJPA.
- 13) The KRCC's recommended forecast of 319,017 for the year 2017 falls within OFM's previous forecast range for the year 2017 (developed in 1995), which ranged from a

low of 286,950 to a high of 350,762. The KRCC's recommended forecast also falls within OFM's current 2017 population forecast range for Kitsap County, developed in January 2002, which ranges from a low of 250,307 to a high of 354,601.

- 14) Kitsap County has completed a proposed update of population forecasts through the KRCC review process as directed by the Comprehensive Plan.
- 15) As detailed in findings above, there has been sufficient public involvement in the development of the KRCC's recommended population forecast and allocations.
- 16) The KRCC-recommended allocations are within the range forecasted for Kitsap County by OFM under the GMA. They will allow ongoing and extensive planning efforts to proceed, pending adoption of a new 20-year population target consistent with OFM's new 2004-2025 range.
- 17) The following sub-regional population allocations for growth management and proceeding forward with sub-area planning are:
  - a) Provisionally, zero to three thousand (0-3,000) in population to the Kingston UGA; and
  - b) Ten thousand (10,000) in population to South Kitsap County, to be accommodated within existing or expanded UGAs (i.e., the City of Port Orchard and the South Kitsap unincorporated UGA).
- 18) The county-wide population forecast of 319,017 for the period ending in 2017, shall be adopted.
  - a) Consistent with CPP A (6), 5/6<sup>th</sup> (or 83.3%) of the growth forecast shall be allocated to the urban growth areas, that being 22,319 of the 26,793 in population growth forecast for the period 2013-2017.
  - b) Consistent with the KRCC's recommendations, the following sub-regional population allocations are adopted for growth management and sub-area planning purposes:
    - i) 640 in population is hereby allocated to the Kingston UGA; and
    - ii) Ten thousand (10,000) in population is hereby allocated to South Kitsap County, to be accommodated within existing or expanded UGAs (3,600 to Port Orchard, 6,400 to ULID #6).

Section 8. Substantive and Procedural Findings Relating to the South Kitsap/ULID #6 Sub-Area Plan. The Board of County Commissioners makes the following findings with respect to the process and substantive issues relating to the South Kitsap/ULID #6 Sub-Area Plan.

- 1) Kitsap County's 1998 Comprehensive Plan (Comprehensive Plan) designated certain areas contiguous to cities, or contiguous to unincorporated urban growth areas, as Urban Joint Planning Areas (UJPAs). The UJPAs are to address the location and amount of land outside currently designated UGAs that may be necessary to support future urban growth and are subject to coordinated city/county planning to resolve outstanding land use and capital facility issues.
- 2) The Comprehensive Plan defines the process for converting UJPAs into urban growth areas (UGAs). The county delineated a South Kitsap UJPA on the Comprehensive Plan Land Use Map. The Comprehensive Plan text and the land use map specifically identify "620, a vacant section of land west of McCormick Woods", also known as McCormick West, as one of the identified areas included in the South Kitsap UJPA.
- 3) Initially, the County and City of Port Orchard considered addressing all three noncontiguous portions of the South Kitsap UJPA in one integrated planning process (i.e., McCormick West, McCormick East and the Anderson Hill/Berry Lake areas). However, it was ultimately determined by the County that sub-area planning should proceed separately for the McCormick West portion of the South Kitsap UJPA, provided that the entirety of Utility Local Improvement District (ULID) #6 was addressed by the Sub-Area Plan. Simultaneously, the County and City agreed to proceed with an initial survey of residents' attitudes towards growth and development in the Anderson Hill/Berry Lake portion of the South Kitsap UJPA.
- 4) In February 2000, the BCC endorsed moving ahead with preparation of the South Kitsap UGA/ULID #6 Sub-Area Plan. However, acknowledging limited staff resources, the Board of County Commissioners left the decision of when to commence the project with Department of Community Development staff.
- 5) During the late summer and fall of 2000, the City of Port Orchard proceeded with the Anderson Hill/Berry Lake Neighborhood Survey. The City acting as lead agency for the project, coordinated with County staff and consultants to develop and administer a statistical mail survey to better gauge residents' desires for the future of the neighborhood, and to identify and clarify issues of neighborhood concern.
- 6) Based in part upon the results of the survey, the County and City of Port Orchard determined to pursue a "phased" planning process for the South Kitsap UJPA. The McCormick West area and the existing South Kitsap UGA (i.e., the McCormick North and McCormick Woods areas) were to be addressed in the first phase, with the Anderson Hill/Berry Lake and the McCormick East areas to be



addressed in a subsequent sub-area planning process. This decision was also based on several other factors, including but not limited to, the fact that County resources for sub-area planning were not sufficient to plan all of these areas simultaneously, the fact that the planning effort for Anderson Hill/Berry Lake and McCormick East would be far more complex and time-consuming due to the multiple property ownerships in those areas and the level of existing development in those areas, and the fact that the ULID 6 area was already served by public sewers and the other two areas are not.

- 7) The county entered into an initial Memorandum of Agreement with the City of Port Orchard on October 15, 2001 that: 1) provided for City/County cooperation on a sub-area plan that would include the McCormick West Urban Joint Planning Area and the existing adjacent South Kitsap Urban Growth Area, which collectively constitute the area subject to the South Kitsap/ULID#6 Sub-Area Plan; 2) outlined the conditions and requirements necessary for adoption of the South Kitsap/ULID#6 Sub-Area Plan and for consideration of UGA expansion to include the McCormick West portion of the Sub-Area; 3) provided for discrete planning processes for the remainder of the South Kitsap UJPA; 4) provided that the South Kitsap/ULID#6 Sub-Area planning process would determine what portion of the 10,000 in urban population allocated to the South Kitsap area of the county should be accommodated within the South Kitsap/ULID#6 Sub-Area, and that any remaining part of the urban population allocation would be accommodated in future planning processes; and 5) acknowledged that the South Kitsap/ULID#6 area, although not contiguous with the City of Port Orchard, is considered a part of the city's potential future UGA, and that Phase Two of the UGPA process will address the establishment of a physical and functional link between the City's incorporated UGA and the South Kitsap UGA/ULID#6 UGA.
- 8) In June 2001, County staff and City of Port Orchard staff and the consultant team began substantive work on Phase One of the UJPA planning effort. Specifically, staff and the consultant team worked to develop potential South Kitsap UGA/ULID #6 land use alternatives for community and environmental review. The "action" alternatives were based upon varying assumptions regarding the amount of urban growth allocated by the KRCC that could be accommodated within the South Kitsap UGA/ULID #6 Sub-Area. After County and City staffs reached general agreement as to the characteristics of the alternatives to be considered, a Draft Supplemental Environmental Impact Statement (DSEIS) Scoping Report was prepared which described the objectives, key issues, assumptions and proposed methodologies to be used in formulating the Draft Sub-Area Plan/DSEIS.
- 9) City and county public processes provided early and continuous public involvement in the development of the South Kitsap/ULID#6 Sub-Area Plan.
- 10) On June 27, 2001, Kitsap County published a Determination of Significance (DS) and Scoping Notice for the proposed South Kitsap UGA/ULID #6 Sub-Area Plan, and requested comments regarding the appropriate scope for the environmental

review. The DS and Scoping Notice identified four land use alternatives to be reviewed in an integrated State Environmental Policy Act (SEPA)/Growth Management Act (GMA) Sub-Area Plan Draft Supplemental Environmental Impact Statement (DSEIS) document, and identified Alternative 3, "Urban Mixed-Use Community" as the "preferred alternative."

- 11) On July 12, 2001, and following timely and effective public notice, the Kitsap County SEPA Responsible Official hosted a Community Open House and DSEIS Scoping Workshop. The workshop provided an opportunity for interested citizens to obtain information on the planning process and to submit comments to the Responsible Official on the Scope of the DSEIS.
- 12) On August 13, 2001, and following timely and effective public notice, County DCD staff hosted a second Community Open House Meeting to provide interested citizens with an opportunity to ask questions, obtain answers and voice concerns to county staff and the consultant team.
- 13) On Wednesday, August 15, 2001, the Scoping Comment period closed for the proposed South Kitsap UGA/ULID #6 Sub-Area Plan DSEIS.
- 14) On August 28, 2001, and following timely and effective public notice, the Planning Commission held a work/study public meeting to review the status of the South Kitsap UGA/ULID #6 Sub-Area planning process, and to gain a more thorough understanding of the following:
  - i) The geographic scope and objectives of the planning effort;
  - ii) The evolution of the planning process, including direction in the 1998 Plan;
  - iii) The alternatives contemplated for environmental review and the major themes of public comment during the SEPA scoping period; and
  - iv) The process and tentative public review and Planning Commission schedule.
- 15) Between August and late October 2001, County and City of Port Orchard staffs and the consultant team worked to prepare the integrated Draft Sub-Area Plan and DSEIS. The Draft Sub-Area Plan component of the integrated SEPA/GMA document was based upon Alternative 3 – "Urban Mixed-Use Community" [the Preferred Alternative]. On October 26, 2001, Kitsap County formally released the Draft South Kitsap UGA/ULID #6 Sub-Area Plan and DSEIS for public and agency review.
- 16) On October 29, 2001, and following timely and effective public notice, Kitsap County DCD staff and City of Port Orchard staff hosted a Community Open House and Public Workshop to present the Draft Plan/DSEIS document, discuss key issues and recommendations in the draft, answer questions, and describe future opportunities for public participation.

- 17) On October 30, 2001, and following timely and effective public notice, the Planning Commission held a work/study public meeting to review the Draft Sub-Area Plan and DSEIS in advance of their scheduled public hearing.
- 18) On November 7, 2001, and following timely and effective public notice, the Planning Commission held an open record public hearing to accept oral and written public testimony on the proposed South Kitsap UGA/ULID #6 Sub-Area Plan. At the close of testimony, the Planning Commission voted to continue the public hearing on November 13, 2001 for receipt of additional public testimony.
- 19) On November 13, 2001, the Planning Commission held a continuation of its November 7, 2001 open record public hearing to accept public testimony on the Proposed Sub-Area Plan, to deliberate upon the testimony received, and to begin preparing findings, conclusions, and a recommendation for the Board of County Commissioners.
- 20) On November 26, 2001, the comment period on the environmental review component of the integrated SEPA/GMA Sub-Area Plan/DSEIS closed.
- 21) On December 4, 2001, and following timely and effective public notice, the Planning Commission held a second open record public hearing to accept public testimony on the proposed South Kitsap UGA/ULID #6 Sub-Area Plan, deliberate upon the testimony received, and to continue the preparation of findings, conclusions, and a recommendation for the BCC.
- 22) The Port Orchard City Council held a public hearing on the Sub-Area Plan on December 2, 2001, at which time the city council adopted a resolution in support of the Preferred Alternative, and forwarded its recommendation on the South Kitsap/ULID#6 Sub-Area Plan to the BCC.
- 23) The Planning Commission forwarded a recommendation on the South Kitsap/ULID#6 Sub-Area Plan to the Board of Commissioners on January 8, 2002. It recommended that the Board adopt the "No Action" alternative described in the integrated draft Sub-Area Plan/DSEIS and direct staff to study all areas potentially suitable for urban growth in South Kitsap County in one concurrent, integrated planning process, rather than using the phased process previously approved by the BCC.
- 24) On January 9, 2002, Kitsap County formally released a Final Supplemental Environmental Impact Statement (FSEIS) for public and agency review. The FSEIS summarizes the land use alternatives, impacts and proposed mitigation contained in the DSEIS, and provides responses to all comment letters received on the DSEIS component of the integrated SEPA/GMA plan/EIS document.
- 25) The BCC conducted a public hearing on February 26, 2002, at which it received oral and written testimony on the South Kitsap/ULID#6 Sub-Area Plan and considered the Planning Commission's recommendation on the Sub-Area Plan.

The Board held the record open until March 22, 2002, and continued the public hearing for consideration and deliberation on March 25, 2002.

- 26) On March 25, 2002, the BCC held a public hearing to discuss testimony received and begin preparation of their decision. They also directed staff to develop additional information supporting a modified version of the Preferred Alternative that more clearly delineated "no-build" areas, further emphasized the town center concept, and considered mixed density areas and relocating certain areas reserved for medium density development. The Board continued the hearing to April 1, 2002, for further deliberations, and asked that staff develop specific additional information on a modified Preferred Alternative for discussion at the Board's regular public work-study meeting on March 27.
- 27) At the March 27 work-study meeting, the Board and planning staff discussed modifications to parts of the Sub-Area Plan narrative, goals and policies, and a conceptual site plan that depicted a potential means of implementing the modified plan language.
- 28) At the April 1, 2002 public hearing, DCD staff presented the options available to the Board, including the proposed modified plan language and conceptual site plan. The BCC then took the following actions on the Sub-Area Plan:
  - a) Selected the Preferred Alternative (Alternative #3) described in the South Kitsap/ULID#6 Sub-Area Plan (Attachment 2), but modified it to adjust slightly the amounts and arrangements of uses. The BCC's approval of Alternative #3 in the Sub-Area Plan would expand the urban growth boundary to include the 619 acres of McCormick West into the unincorporated South Kitsap Urban Growth Area, as originally proposed in the Preferred Alternative, and included the following modifications: up to 90, rather than 94 gross acres of business park; up to 10, rather than 6 gross acres of neighborhood commercial; a minimum of 70, rather than 43 gross acres of medium density residential use (10 to 18 units per acre), to allow the provision of mixed densities and affordable housing; an "urban center" of mixed business park, neighborhood and residential uses; open space that will protect critical areas; and trails and pathways linking the residential areas to the employment and commercial uses and the center. The total number of residential units within the Sub-Area would be limited to 4,172 in accordance with the KRCC recommendation on population allocation until such time as a further population allocation may be made to the South Kitsap/ULID#6 Urban Growth Area.
  - b) Adopted additional goals and policies to further guide the development of the approved uses in the South Kitsap/ULID#6 Sub-Area. The additional two goals are: "to provide a planned livable community that is an attractive place to live, work and play"; and, "to provide flexible land uses, recognizing that exact locations of uses must be based on location of critical areas, transportation corridors, community needs and market conditions." The full

text of the additional goals and policies are set forth in Attachment 3 of Ordinance 269-2002.

- c) Identified the draft conceptual site/land use plan dated March 26, 2002, as set forth in Attachment 4 to Ordinance 269-2002, as an illustration of an arrangement of land uses that could potentially result from the adopted uses, goals and policies incorporated into the Sub-Area Plan.
  - d) Directed staff to prepare an ordinance incorporating the Board's findings and approving the Sub-Area Plan with such modifications to the text as necessary to implement the BCC's decision, including a modified description of the preferred alternative to reflect the inclusion of Smart Growth principles as adopted by the BCC. The ordinance was to be presented for the Board's consideration at their public meeting on April 22, 2002.
  - e) Directed that staff prepare and present to the Planning Commission for its review and recommendation amendments to the Kitsap County Comprehensive Plan, Zoning Code, and other applicable Development Regulations as necessary to implement the modified Preferred Alternative for the South Kitsap/ULID#6 Sub-Area Plan and maintain consistency within the Comprehensive Plan and between the Comprehensive Plan and the County's Development Regulations.
- 29) On April 22, 2002, the Board of County Commissioners adopted Ordinance 269-2002, memorializing its actions on the Draft Sub-Area Plan. In principal, Ordinance No. 269-2002 operated to:
- a) Indicate the BCC's preference for modifications to the "preferred plan" alternative embodied within the draft South Kitsap UGA/ULID #6 Sub-Area Plan issued on January 9, 2002; and
  - b) Direct DCD staff to prepare a modified and completed legislative proposal for further public and Planning Commission review that included the following:
    - i) Proposed revisions to the Draft Sub-Area Plan to reflect the Board of County Commissioner's direction, including additional narrative, goals, policies, standards, and land use map designations;
    - ii) Proposed corollary amendments to the Kitsap County Comprehensive Plan which, if adopted, would ensure consistency between the Sub-Area Plan and the Comprehensive Plan; and
    - iii) Proposed amendments to the County's Development Regulations necessary to implement the Proposed Final Sub-Area Plan.

30) In July 2002, after soliciting applications from interested citizens, DCD established a McCormick Village Citizen Review Committee (CRC) to assist staff in preparing recommendations to implement the preferred Sub-Area Plan Alternative endorsed by

the BCC. Specifically, the CRC was formed to assist county staff in preparing a "preferred" conceptual site plan for the Sub-Area, and input on the desired character and design of new development within the "Mixed Use Town Center" area.

- a) The CRC held a total of five (5) meetings between August 15 and October 2, 2002, as detailed, below. All CRC meetings were appropriately noticed.
  - b) On August 15, 2002, the CRC held its initial meeting in the conference center at McCormick Woods. During this meeting, the CRC was provided with a background and overview of the sub-area planning process and the Board of Commissioner's direction contained in Ordinance No. 269-2002. DCD Staff and the consultants highlighted the anticipated process to implement the Board of Commissioner's direction and defined the specific roles and responsibilities of the CRC. Additionally, a tentative outline of meeting objectives and schedule was reviewed.
  - c) On September 4, 2002, the CRC toured a portion of the Sub-Area on foot to better understand the topography and proposed location and configuration of future uses.
  - d) On September 12, 2002, the CRC was provided with a brief presentation by the consultants on mixed-use town centers, followed by a facilitated discussion regarding the committee's desired vision for development within the Sub-Area.
  - e) On September 18, 2002, the CRC met to review visual images of various examples of mixed-use town center developments, and to respond to specific questions posed by staff and the consultants regarding this type of development. The purpose of this exercise was to encourage committee input on the desired form and character of development within the mixed-use town center.
  - f) On October 2, 2002, the CRC met to finalize its report and recommendation to DCD staff and the Planning Commission. The CRC was also provided with an opportunity to comment on the proposed configuration of uses depicted on the conceptual site plan/land use map that accompanied Ordinance No. 269-2002.
- 31) During October 2002, based upon the guidance contained in Ordinance 269-2002 and the CRC's report and recommendation, DCD staff and consultant prepared proposed Comprehensive Plan and development regulation amendments, including a modified draft land use and zoning map for the Sub-Area, for public and Planning Commission review.
- 32) On November 5, 2002, after timely and effective public notice, the Kitsap County Planning Commission held a work/study public meeting. During this meeting, DCD staff and the consultant presented the first public review draft of the proposed Comprehensive Plan, development regulation, and land use and zoning map amendments necessary to implement Ordinance 269-2002. The Planning Commission continued its review of the proposed legislative package during its work-study public meeting of December 3, 2002.

- 33) On January 28 and February 4, 2003, after timely and effective notice, the Planning Commission conducted additional work-study sessions to review information regarding the "Preferred Plan" alternative and proposed amendments to the County's Development Regulations necessary to implement Ordinance 269-2002. A completed draft of the Proposed Final South Kitsap UGA/ULID #6 Sub-Area Plan was presented and discussed during the February 4, 2003 meeting.
- 34) On February 25, 2003, the Planning Commission received an update from DCD staff regarding the project and the remaining process and schedule.
- 35) On March 4, 2003, after timely and effective public notice, the Planning Commission conducted a final work-study session in preparation for its public hearing on the proposed "Preferred Sub-Area Plan," corollary amendments to the Comprehensive Plan, and Development Regulations.
- 36) On March 20, 2003, the Citizen Review Committee met an additional time to review the proposed Final South Kitsap UGA/ULID#6 Sub-Area Plan, FEIS and final proposed amendments to the Kitsap County Zoning Code and Subdivision Code, prior to the public hearing on March 25, 2003. The purpose of the meeting was to fully brief the committee and ensure they had ample opportunity to provide input to DCD and the consultant.
- 37) On March 25, 2003, the Planning Commission held an open record public hearing to accept oral and written public testimony on the proposed legislative package necessary to implement Ordinance 269-2002. The Planning Commission continued its public hearing to April 15, 2003 for the receipt of additional oral and written testimony.
- 38) On May 6, 2003, the Planning Commission began its deliberations upon the testimony received. On May 20, 2002, the Planning Commission continued its deliberations and began formulating a recommendation to be transmitted to the Board of County Commissioners.
- 39) On June 3, 2003, and after timely and effective notice, the Planning Commission held a final open record public hearing to accept oral and written public testimony on the proposed "Preferred Sub-Area Plan," corollary amendments to the Comprehensive Plan, and development regulation amendments necessary to implement Ordinance 269-2002. Following the public hearing, the Planning Commission concluded its deliberations and formulated its final recommendation for transmittal to the BCC.
- 40) The Planning Commission, in light of its January 8, 2002 decision, elected not to provide a specific recommendation to the BCC regarding the proposed inclusion of this area within an expanded South Kitsap UGA. The Planning Commission nevertheless recommended approval of the Proposed Final Sub-Area Plan, dated April 22, 2003, and the corollary text and County Code amendments.
- 41) The Planning Commission found that within the limits of the proposed South Kitsap UGA/ULID #6 Sub-Area endorsed by the BCC in Ordinance 269-2002, the Proposed

Final Sub-Area Plan (dated April 22, 2003) makes efficient urban use of the land, provides protection to the natural environment, provides recreational and open space opportunities, and grants assurance regarding the coordinated provision of necessary urban infrastructure. Therefore, the Proposed Final Sub-Area Plan is found to be generally consistent with the goals set forth in RCW 36.70A.020.

- 42) The Planning Commission found that the proposed corollary amendments to the Kitsap County Comprehensive Plan are necessary to ensure consistency between the Proposed Final Sub-Area Plan and the Kitsap County Comprehensive Plan and should be approved.
- 43) The Planning Commission found that the proposed amendments to the Kitsap County Subdivision Ordinance, codified at KCC Title 16, and the Kitsap County Zoning Ordinance, codified at KCC Title 17, are necessary to implement the Proposed Final Sub-Area Plan effectively and should be approved.
- 44) The Planning Commission found that the opportunities provided for citizen participation employed in the preparation of the Proposed Final Sub-Area Plan and corollary Comprehensive Plan and development regulation amendments appear consistent with the requirements of the GMA (RCW 36.70A.035, 36.70A.130, and 36.70A.140).

The Board additionally finds that:

- 1) The proposed 2003 ULID #6 Sub-Area Plan attached hereto as Attachment 6 is consistent with the 13 statewide planning goals contained within the Growth Management Act (RCW 36.70A.020). The ULID #6 Sub-Area Plan would encourage development in areas where adequate public facilities and services exist and can be provided in an efficient manner.
- 2) The attached ULID #6 Sub-Area Plan is consistent with the County Wide Planning Policies and with the goals and policies contained in the Kitsap County Comprehensive Plan.
- 3) The attached ULID #6 Sub-Area Plan promotes the public interest and welfare of the citizens of Kitsap County, and should be approved.
- 4) The Board finds that the accompanying ULID #6 Development Regulations attached hereto as Attachment 7 are consistent with the criteria for adoption of area-wide regulations in KCC 21.08.160 and 21.08.170 and promote the public interest and welfare of the citizens of Kitsap County.

Section 9. Substantive and Procedural Findings relating to the Kingston Sub-Area Plan. The Board of County Commissioners makes the following findings with respect to the process and substantive issues relating to amendments to the Kingston Sub-Area Plan.

- A. The Board adopts the following Planning Commission findings relative to the Kingston Sub-Area Plan:



- 1) The Planning process to develop the Kingston Sub-Area Plan and integrated EIS began in late 1999. The Board of County Commissioners appointed a Steering committee in February 2000.
- 2) The Steering Committee was charged by the Board of County Commissioners with accomplishing the following tasks:
  - a) Develop an overall vision for the Community;
  - b) Review the goals contained in the 1993 Kingston Community Design Study for continued applicability;
  - c) Identify and evaluate alternative configurations for the Kingston UGA, with a UGA no smaller than the UGA adopted in the 1998 Comprehensive Plan and no larger than what was proposed in the 1993 Kingston Community Design Study Final Report; and
  - d) Develop a recommended (i.e. "Preferred") alternative for the UGA.
- 3) The Steering Committee began meeting in May 2000. At the same time County staff and the consultant team began substantive work on the first phase of the Sub-Area planning process and environmental review process, which included preparation of a Supplemental Environmental Impact Statement (SEIS).
- 4) Late in 2000, County staff proposed several preliminary alternatives for the Kingston UGA. An analysis of the alternatives was evaluated by the Steering Committee. On January 25, 2001, and following timely and effective public notice, Kitsap County DCD hosted a Community Open House and Workshop. The workshop provided an opportunity for interested citizens to obtain information on the planning process to date and submit comments on the alternatives.
- 5) The Steering Committee considered the input received from the community during their discussions through the spring and summer of 2001. The committee worked to refine alternatives and identify a "Preferred" alternative.
- 6) On October 15, 2001, and following timely and effective public notice, the Kitsap County SEPA Responsible Official hosted a Community Open House and Draft SEIS Scoping Workshop. The workshop provided an opportunity for interested citizens to obtain information on the planning process and to submit comments to the Responsible Official on the Scope of the Draft SEIS.
- 7) On October 22, 2001, the Scoping Comment period closed for the Proposed Kingston Sub-Area Plan Draft SEIS.
- 8) On January 29, 2002, and following timely and effective public notice, the Planning Commission held a work-study public meeting to review the status of the Kingston Sub-Area planning process including a discussion of:

- a) The evolution of the planning process to date;
  - b) The process and tentative public review and Planning Commission schedule; and
  - c) The alternatives contemplated for environmental review and the major themes of public comment during the SEPA scoping period.
- 9) During the work-study meeting of January 29, 2002, the Planning Commission asked staff to respond to citizen comments at the Draft SEIS Scoping Workshop as to why areas to the north were excluded from the UGA. As a result staff developed Alternative D, for a North/Northwest expansion of the sub-area to ensure that all reasonable alternatives for UGA expansion were fairly evaluated in the Draft SEIS.
- 10) Between January and early October 2002, DCD staff and the consultant team worked to prepare the integrated Draft Kingston Sub-Area Plan and DSEIS. On October 9, 2002 Kitsap County released the Draft Kingston Sub-Area Plan and SEIS for public and agency review. Four Sub-Area Plan alternatives are considered in the integrated document:
- Alternative A – No Action Alternative
  - Alternative B – Northwest Expansion
  - Alternative C – Northwest Expansion plus Arborwood
  - Alternative D – North/Northwest Expansion

The Steering Committee had not identified a "Preferred" alternative.

- 11) On October 29, 2002, and following timely and effective public notice, the Planning Commission hosted a Community Open House and Public Hearing to present the Draft Plan/SEIS document, discuss key issues, answer questions and take oral and written testimony. Olympic Property Group representatives presented a revised version of their proposed Arborwood development during public testimony for consideration. At the close of testimony the Planning Commission voted to extend the comment period to November 26, 2002.
- 12) On November 26, 2002, and following timely and effective public notice, the Planning Commission held a work/study public meeting to review the Draft Sub-Area Plan and SEIS and consider public testimony received. The Planning Commission discussion centered on a preference for Alternative B with some interest whether a development agreement could be used to address Olympic Property Group's revised proposal for the proposed Arborwood PUD contained in Alternative C.
- 13) On November 26, 2002, the comment period on the environmental review component of the integrated SEPA/GMA Sub-Area Plan/DSEIS closed.

- 14) On January 7, 2003, and following timely and effective public notice, the Planning Commission held a work-study public meeting to review the Draft Sub-Area Plan/SEIS alternatives and discuss a "Preferred" Alternative. The Planning Commission passed a motion to recommend that Alternative B be considered the "Preferred" alternative, including the various policies and design elements of the Plan.
- 15) On February 4, 2003, and following timely and effective public notice, the Planning Commission held a work-study public meeting to review and discuss the following changes, as a result of public comments received, to the Draft Kingston Sub-Area Plan:
  - a) Potential revisions to the goals, policies and projects contained in the Sub-Area Plan;
  - b) Inclusion of some parcels, presently designated Urban Low, in the Urban Restricted designation; and
  - c) Application of the Urban Village Center zone in downtown Kingston.
- 16) On March 26, 2003, and following timely and effective public notice, County DCD staff hosted a Community Open House to provide interested citizens with the opportunity to ask questions, obtain answers and voice concerns to County staff on the Draft Kingston Sub-Area Plan and "Preferred " Alternative (Alternative B).
- 17) On April 8, 2003, and following timely and effective public notice, the Planning Commission held an open record public hearing to accept oral and written public testimony on the proposed Kingston Sub-Area Plan.
- 18) On May 6, 2003, and following timely and effective public notice, the Planning Commission held a work-study public meeting deliberate upon the testimony received. The Planning Commission voted unanimously to approve and forward the Draft Kingston Sub-Area Plan and UGA Alternative "B" to the BCC.
- 19) The Sub-Area plan recommended by the Planning Commission would not accommodate any additional population for the period 2013 to 2017 for Kingston. The Planning Commission recognized there will likely be additional population allocated to Kingston for the planning period 2005-2025 and the plan may be amended in the future to consider modifying the UGA boundary to accommodate any additional population.
- 20) The proposal is consistent with the 13 statewide planning goals contained within the Growth Management Act (RCW 36.70A.020). The Kingston Sub-Area Plan encourages development in areas where adequate public facilities and services exist and can be provided in an efficient manner.

21) The proposed Sub-Area Plan and UGA expansion is consistent with the County-wide Planning Policies and with the goals and policies contained in the Kitsap County Comprehensive Plan.

22) The proposed Kingston Sub-Area Plan promotes the public interest and welfare of the citizens of Kitsap County, and should be approved.

23) The Planning Commission made the following recommendations:

a) RECOMMENDATION 1: Adopt a population allocation of 2,000 for the period 2013 to 2017 for the Kingston UGA.

b) RECOMMENDATION 2: Adopt Alternative "B", the Northwest Expansion for the Kingston Sub-Area, as contained in the Draft Kingston Sub-Area Plan and Supplemental Environmental Impact Statement, draft version 1.5, dated October 9, 2002.

24) The Board of County Commissioners hereby adopts the Planning Commission recommendations set forth above.

B. The Board additionally finds relative to population allocation in the Kingston Sub-Area that:

1) The public comment and testimony regarding the proposal has consistently revealed a preference for Alternative B of the Kingston Sub-Area Plan.

2) The UGA and Sub-Area Plan attached hereto as Attachment 8 represents a logical extension of the existing UGA boundary based upon:

a) The population allocation of 0-3,000;

b) Ability to extend urban services such as sewer and water;

c) Protection of critical areas adjacent to and within the Kingston Sub-Area;

d) Inclusion of public facilities such as schools and parks; and

e) A balance of the input received from the overall community.

3) As described in the foregoing findings regarding the population allocation, the BCC adopts a population allocation of 640 to the Kingston Sub-Area.

4) Based upon the foregoing findings, the Board finds that the proposed Kingston Sub-Area Plan is consistent with the 13 statewide planning goals contained within the Growth Management Act (RCW 36.70A.020). The Kingston Sub-Area Plan would encourage development in areas where adequate public facilities and services exist and can be provided in an efficient manner.

- 5) The Kingston Sub-Area Plan and UGA expansion attached hereto as Attachment 8 is consistent with the County-wide Planning Policies and with the goals and policies contained in the Kitsap County Comprehensive Plan. The Kingston Sub-Area Plan promotes the public interest and welfare of the citizens of Kitsap County, and should be approved.
- C. The Board additionally finds relative to the Kingston site-specific rezone requests that:
- 1) During the Kingston Sub-Area planning process, several site-specific Comprehensive Land Use Map redesignation requests were brought forth by property owners within the Kingston Sub-Area. These site-specific requests were reviewed by staff and the Board alongside the Kingston Sub-Area Plan and related population allocation.
    - a) Jean Sherrard requested to redesignate approximately 5.74 acres of property from Urban Medium (UM) to Highway/Tourist Commercial (HTC). The site is located in Section 26, Township 27 North, Range 2 East, and is approximately 100 yards from the intersection of State Route 104 and Lindvog Road Northeast.
      - i) The Board finds that the Sherrard Property-Specific Rezone request should be deferred to the 2004 Comprehensive Plan Amendment process to allow for additional consideration by the Kingston community alongside the 2025 population allocation process, and that all related application fees will be waived.
    - b) Tom and Ross Waggoner requested to redesignate approximately 8.85 acres of property from Rural Residential (RR) to Urban Medium (UM). The site is located in Section 26, Township 27 North, Range 2 East, and can be accessed from Barber Cut-Off Road from the west side of Parcel A. Additional access could be granted and provided via State Route 104 if the development were to be master planned with other adjacent property owners (specifically, the Bradley properties).
      - i) The Board finds that the Waggoner Property-Specific Rezone meets the criteria for site-specific Comprehensive Land Use redesignation to Urban Medium in KCC 21.05.170 and should be approved, conditioned on the property owner entering into a concomitant agreement and boundary line adjustment to protect critical areas and provide for joint access to State Route 104 with the adjoining Bradley property.
    - c) Dorothy Bradley requested to redesignate approximately 4 acres of property from Rural Residential (RR) to Urban Medium (UM). The site is located in Section 26, Township 27 North, Range 2 East, and can be accessed from Barber Cut-Off Road. Additional points of access may be identified through the site development application and review process.
      - i) The Board finds that the Bradley Property-Specific Rezone meets the criteria for site specific Comprehensive Land Use redesignation to Urban Medium

(UM) in KCC 21.05.170 and should be approved conditioned on the property owner entering into a lot boundary line adjustment to that provides for joint access to State Route 104 with the adjoining Waggoner property.

The Board additionally finds relative to the Arborwood property that:

- 1) A preliminary plat/PUD known as Arborwood was submitted in 1991 proposing 765 single and multi-family units on approximately 720 acres. After a public hearing on the plat/PUD in 1996, but before the Hearing Examiner made a recommendation, the Arborwood plat/PUD was put on hold to await legal proceedings to determine the vesting of pre-GMA plats in the County. The Apple Tree Point case, *Rural Residents v. Kitsap County*, 141 Wn.2d 185 (2000), determined that these plats/PUDs are vested to the pre-GMA County zoning. Following that Supreme Court decision, the Arborwood owner and the County have held the Arborwood plat in abeyance while the Kingston Sub-Area Plan process was undertaken.
- 2) The Kingston Sub-Area Plan and EIS studied as Alternative C the full area covered by the Arborwood plat/PUD. Further, as part of the Sub-Area Plan and EIS process, the owner of the Arborwood plat/PUD presented to the Planning Commission and the Board of County Commissioners a "Modified Arborwood," which reduced Alternative C (full Arborwood plat area) by approximately 500 acres to a resulting size of approximately 337 acres. Hence, Modified Arborwood constituted a mitigated version of Alternative C.
- 3) Further, the Modified Arborwood alternative proposes the dedication to the public of 104 acres as a Greenway and proposed a development area limited to 143.5 acres with clustered development and a potential for mixed use with small businesses or neighborhood commercial of up to 15 acres.
- 4) The County-wide Planning Policies require that sufficient area be included in the urban growth areas to accommodate the adopted 20-year population distribution. If Kingston is allocated additional population as part of the 2025 population allocation process currently being undertaken by Kitsap County and its cities, the Modified Arborwood area may be required to provide sufficient UGA area for Kingston.
- 5) Modified Arborwood, if added to the Kingston UGA, would be required to and is capable of achieving densities consistent with the GMA, as interpreted by the Growth Management Hearings Board. Modified Arborwood assumed residential average density of 4-5 units/acre, and the Department of Community Development would evaluate higher densities for portions of the area.
- 6) As a reduced Alternative C, Modified Arborwood provides an alternative for comparison with other potential areas for expansion of the Kingston UGA, including infrastructure and utility services at an urban level. Further, other factors, including environmental constraints, economic development, preservation of cultural, historical and designated resource lands were evaluated in the Sub-Area Plan and EIS for the alternatives, with Modified Arborwood being a mitigated version of Alternative C.

Section 10. **NOW THEREFORE , BE IT FURTHER ORDAINED**, that the Kitsap County Board of Commissioners, based on the foregoing findings, does hereby:

- 1) Adopt the 2003 Text and Policy Revisions as proposed by DCD staff on 8/19/03 and as amended in Attachment 1.
- 2) Adopt, pursuant to the Growth Management Act, Chapter 36.70A RCW, and Article 11, Section 11 of the Washington Constitution, the revised Comprehensive Plan Land Use Map attached hereto as Attachment 2, including the site-specific redesignations discussed above and the revised Urban Growth Area boundaries for SKIA, ULID #6 and Kingston. In addition, adopt the corresponding Zoning Map attached hereto as Attachment 3.
- 3) Defer the following site-specific amendment requests to the 2004 Comprehensive Plan Amendment process and waive further application fees:
  - a) Richard Bjarnson, LIS Docket No. 0305328;
  - b) Sedgwick Joint Venture, LIS Docket No. 0304518;
  - c) Black Jack Valley, LIS Docket No. 0306112;
  - d) Brown-Rice-Krueger, LIS Docket No. 0306112; and
  - e) Robert P. Waters, LIS Docket No. 0307130.
- 4) Adopt, the SKIA Sub-Area Plan attached hereto as Attachment 4. In addition, adopt the corresponding SKIA Development Regulations attached hereto as Attachment 5.

DCD will develop and present these criteria in the form of revised Development Regulations to the Planning Commission within 45 days of the adoption of the Sub-Area Plan. Upon a recommendation by the Planning Commission, the revised Development Regulations will be submitted to the Board of County Commissioners for adoption.

Upon adoption of the revised Development Regulations, and within 6 months of the adoption of the SKIA Sub-Area Plan, property owners with land designated Industrial within the SKIA Sub-Area, may submit applications for administrative review of selected (identified, specific) sites. Depending on the request, these applications shall be reviewed against the appropriate set of aforementioned criteria. Until such administrative reviews are complete, all development within the SKIA Sub-Area boundary must be consistent with an approved Master Plan.

- 5) Adopt the South Kitsap/ULID #6 Sub-Area Plan attached hereto as Attachment 6. In addition, adopt the amendments to the comprehensive plan and zoning code attached hereto as Attachment 7 for consistency. Finally, adopt a population allocation of 6,400 to the ULID #6 Sub-Area and a related population allocation of 3,600 to Port Orchard.

- 6) Adopt the Kingston Sub-Area Plan attached hereto as Attachment 8, including:
  - a) The Waggoner property-specific Comprehensive Plan Map amendment to designate the property as Urban Medium (UM) subject to a boundary line adjustment and concomitant agreement with the adjoining Bradley property to preserve sensitive areas and allow joint access to State Highway 104.
  - b) The Bradley property-specific Comprehensive Plan Map amendment and rezone to Urban Medium (UM) with the conditions relating to access outlined in the Waggoner property-specific motion.
  - c) The Modified Arborwood area as shown on the attached map is designated as "Urban Reserve" and amends the County's Comprehensive Plan and Land Use Map (as appropriately designated).
  - d) Defer the Sherrard property-specific Comprehensive Plan amendment request to the 2004 Comprehensive Plan Amendment process, and waive future application fees associated with this request.
  - e) A population allocation of 640 to the Kingston Sub-Area.
- 7) Approve the revised comprehensive plan language relating to IRF attached included within Attachment 1. Furthermore, DCD staff is directed to develop Development Regulations for the IRF policies, and present those regulations to the BCC no later than nine (9) months from the effective date of this ordinance.

Effective Date. This ordinance shall take effect immediately except that the site amendments for the Waggoner and Bradley sites will take effect as stated in the BCC's findings above.

Severability. If any provision of this ordinance or its application to any person, entity or circumstance is for any reason held invalid, the remainder of the ordinance, or the application of the provision to other persons, entities or circumstances is not affected.



DATED THIS 8<sup>th</sup> day of December, 2003.

KITSAP COUNTY BOARD OF  
COMMISSIONERS

Jan Angel  
JAN ANGEL, CHAIR

Chris Endresen  
CHRIS ENDRESEN, COMMISSIONER.

Patty Lent  
PATTY LENT, COMMISSIONER

Opal Robertson

Opal Robertson

Clerk of the Board

Approved as to form:

Shelley E. Kneip

Deputy Prosecuting Attorney



## NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN pursuant to RCW 36.70A.290, that on December 8, 2003, the Kitsap County Board of Commissioners adopted Ordinance 311-2003, RELATING TO GROWTH MANAGEMENT, AMENDING THE COMPREHENSIVE PLAN AND LAND USE MAP FOR 2003 AND MAKING CORRESPONDING AMENDMENTS TO THE KITSAP COUNTY ZONING CODE AND MAP. The ordinance amends the county's Comprehensive Plan by adopting revisions, which include:

- 1) Text and policy revisions to the Kitsap County Comprehensive Land Use Plan, including language relating to Interim Rural Forest lands now identified as "Rural Wooded" lands; items outlined in the final docket and all corollary amendments;
- 2) Amendments to the Comprehensive Plan Land Use Map and Zoning Map, including identification of "Rural Wooded" lands, the site-specific re-designations and revised Urban Growth Area boundaries for South Kitsap Industrial Area ("SKIA"), S.K. UGA/ULID #6 and Kingston.
- 3) Adoption and incorporation of the SKIA Sub-area Plan (December 8, 2003), and amendments to the Kitsap County Code to implement the SKIA Sub-area Plan;
- 4) Adoption and incorporation of the S.K. UGA/ULID #6 Sub-area Plan (December 8, 2003), and amendments to the Kitsap County Code to implement the South Kitsap UGA/ULID #6 Sub-area Plan;
- 5) Adoption and incorporation of the Kingston Sub-area Plan (December 8, 2003), including:
  - a. The Waggoner property-specific Comprehensive Plan Land Use Map amendment and rezone (Tax ID # 262702-2-023-2002) to designate the property Urban Medium, subject to a boundary line adjustment and concomitant agreement with the adjoining Bradley property to preserve sensitive areas and allow joint access to state HWY 104;
  - b. The Bradley property-specific Comprehensive Plan Land Use Map amendment and rezone (Tax ID #s 262702-2-037-2006, -022-2003, -021-2004, -036-2007) to Urban Medium with the conditions related to access outlined in the Waggoner property-specific (see above; as outlined in the ordinance); and
  - c. The modified Arborwood area designated as "Urban Reserve" on the Comprehensive Plan Land Use Map, and
- 6) Adoption of population allocations of 6,400 to the S.K. UGA/ULID #6 sub-area; 3,600 to the City of Port Orchard; and 640 to the Kingston sub-area.

The text and policy amendments to the Comprehensive Plan include: 1) corrections; updated and new information; removal of outdated information, such as dates that are no longer accurate, references to sub-area planning that have been completed; and 2) new and revised policies for the following chapters: (This is generally vague, so I'm not sure what this means – does #1 need to be more specific?)

- Introduction
- Land Use (Ch. 2)
- Rural and Resource Lands (Ch. 3)

311-2003

□ Housing (Ch. 6)

Copies of the ordinance, site-specific amendment staff reports, text amendments, and sub-area plans and maps can be found on the Kitsap County web site at [www.kitsapgov.com/dcd](http://www.kitsapgov.com/dcd). Copies of the ordinance and all attachments are available for review at the Kitsap County Department of Community Development, 614 Division Street, Port Orchard, Washington, between the hours of 8:00 a.m. and 4:30 p.m.

The statutory 60-day period for appealing the Commissioners' adoption of Ordinance 311-2003 begins on the date this notice is published. Appeals must be filed with the Central Puget Sound Growth Management Hearings Board.

OPAL ROBERTSON,  
Clerk of the Board of County Commissioners

The SUN Newspaper  
Publication Date: December 19, 2003

311-2003

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- 2) Amendments to the Comprehensive Plan Land Use Map and Zoning Map, including identification of "Rural Wooded" lands, the site-specific re-designations and revised Urban Growth Area boundaries for South Kitsap Industrial Area ("SKIA"), S.K. UGA/ULID #6 and Kingston.
- 3) Adoption and incorporation of the SKIA Sub-area Plan (December 8, 2003), and amendments to the Kitsap County Code to implement the SKIA Sub-area Plan;
- 4) Adoption and incorporation of the S.K. UGA/ULID #6 Sub-area Plan (December 8, 2003), and amendments to the Kitsap County Code to implement the South Kitsap UGA/ULID #6 Sub-area Plan;
- 5) Adoption and incorporation of the Kingston Sub-area Plan (December 8, 2003), including:
  - a. The Waggoner property-specific Comprehensive Plan Land Use Map amendment and rezone (Tax ID # 262702-2-023-2002) to designate the property Urban Medium, subject to a boundary line adjustment and concomitant agreement with the adjoining Bradley property to preserve sensitive areas and allow joint access to state HWY 104;
  - b. The Bradley property-specific Comprehensive Plan Land Use Map amendment and rezone (Tax ID #s 262702-2-037-2006, -022-2003, -021-2004, -036-2007) to Urban Medium with the conditions related to access outlined in the Waggoner property-specific (see above; as outlined in the ordinance); and
  - c. The modified Arborwood area designated as "Urban Reserve" on the Comprehensive Plan Land Use Map, and
- 6) Adoption of population allocations of 6,400 to the S.K. UGA/ULID #6 sub-area; 3,600 to the City of Port Orchard; and 640 to the Kingston sub-area.

The text and policy amendments to the Comprehensive Plan include: 1) corrections; updated and new information; removal of outdated information, such as dates that are no longer accurate, references to sub-area planning that have been completed; and 2) new and revised policies for the following chapters: (This is generally vague, so I'm not sure what this means – does #1 need to be more specific?)

- Introduction
- Land Use (Ch. 2)
- Rural and Resource Lands (Ch. 3)

✓ To PAPER: 12/16/03

Publish: 12/19/03

311-2003

□ Housing (Ch. 6)

Copies of the ordinance, site-specific amendment staff reports, text amendments, and sub-area plans and maps can be found on the Kitsap County web site at [www.kitsapgov.com/dcd](http://www.kitsapgov.com/dcd). Copies of the ordinance and all attachments are available for review at the Kitsap County Department of Community Development, 614 Division Street, Port Orchard, Washington, between the hours of 8:00 a.m. and 4:30 p.m.

The statutory 60-day period for appealing the Commissioners' adoption of Ordinance 311-2003 begins on the date this notice is published. Appeals must be filed with the Central Puget Sound Growth Management Hearings Board.

OPAL ROBERTSON,  
Clerk of the Board of County Commissioners

The SUN Newspaper  
Publication Date: December 19, 2003

311-2003

**NOTICE OF PUBLIC MEETING AND  
PROPOSED ORDINANCE ADOPTION**

**NOTICE IS HEREBY GIVEN** that the Kitsap County Board of Commissioners on **December 8, 2003, at 10:00 AM.** in its Chambers, County Administrative Building, 614 Division Street, Port Orchard, Washington, will deliberate on and consider adopting **Ordinance 311-2003, RELATING TO GROWTH MANAGEMENT, AMENDING THE COMPREHENSIVE PLAN AND MAP FOR 2003 AND MAKING CORRESPONDING AMENDMENTS TO THE KITSAP COUNTY ZONING CODE AND MAP.** A summary of the ordinance is as follows:

Section 1 adopts findings concerning the development of and public hearings for the 2003 Kitsap County Comprehensive Plan text and map amendments along with the corresponding amendments to the Kitsap County Zoning Code and Map.

Section 2 adopts text and policy amendments to the following Comprehensive Plan Sections: the Introduction; the Land Use Chapter amending procedures for map corrections, the annual amendment process, determining densities in the Urban Restricted designation, and business parks; Rural and Resource Lands Chapter pertaining to the timing of designating LAMIRDs, potential Port Gamble advisory committee, deleting outdated language regarding demonstration projects, and measurement of impervious surface coverage; the Housing Chapter pertaining to a standing committee to review housing policies and removes the Interim Rural Forest Plan Amendment from the Text Policy section.

Section 3 adopts the following site specific comprehensive plan amendments and amends the Kitsap County Comprehensive Plan map and zoning map: Lockhart rezone request to add a Mineral Resource overlay to 21.02 acres of land (LIS 0305717); Longwell to rezone 2.5 acres from Rural Residential to Neighborhood Commercial (LIS 0306319); McCormick Land Company to add a Mineral Resource overlay to 120 acres of land (LIS 0306260); Olmstead Land Development to rezone 7.29 acres of land from Business Park to Neighborhood Commercial (LIS 0306327). This ordinance section also denies the following site-specific comprehensive plan amendment/rezones: Burgess request (LIS 0306248) to rezone 1.28 acres from Manchester Village Low Residential to Manchester Village Commercial; and Choi request (LIS 0305684) to rezone 23.21 acres from Rural Protection to Neighborhood Commercial. This ordinance section defers the following site-specific comprehensive plan amendments to the 2004 joint planning process with the City of Port Orchard: Brown Rice Krueger rezone request from Rural Protection to Highway Tourist Commercial (LIS 0306112); Blackjack Valley to rezone from Rural Protection to Highway Tourist Commercial (LIS 0306112); Waters rezone from Rural Protection to Highway Tourist Commercial (LIS 0306112); Sedgewick Joint Venture rezone request from Urban Reserve to Highway Tourist Commercial (LIS 0305918); and the Bjarnson rezone request from Rural Residential to Neighborhood Commercial (LIS 0306328). Finally, this section denies the Pioneer Way LAMIRD and defers the Georges Corner LAMIRD designation and directs staff to commence a public process to evaluate a George's Corner LAMIRD that includes the

Tribes, property owners and KCAC to be completed and processed through the 2004 Comprehensive Plan Amendment process.

Section 4 adopts the September 30th version of the SKIA Sub-Area Plan and the September 5th version of the implementing regulations with amendments which include: permitting several aircraft related uses in the Business Center zoning designation; adding the "Alpine Evergreen" property (78.66 acres/ Tax ID122301-1-003-1001) to the SKIA boundary; revising language for section 3.6.1 of the plan which permits a Master Plan process for all properties within SKIA, administrative review for properties meeting specific "ready for development" criteria, and Industrial Park process review for properties meeting specific criteria. In addition, this section provides that DCD is directed to develop implementing regulations for the Master Planning process described in section 3.6 p. 87b of the SKIA Sub-Area plan and analyze several site-specific rezones within the SKIA sub area within 6 months of the adoption of the SKIA sub-area plan.

Section 5 adopts the ULID #6 Sub-Area Plan, dated 4/23/03, with the Preferred Alternative Urban Growth Area (#3) with amendments that include: revised language clarifying the role of the City of Port Orchard water rates and sewer providers; provisions related to South Kitsap School District's plan to acquire lands near the proposed Village Center; several clerical and text changes to clarify the intent of the plan; adopting an Urban Cluster Residential zoning for the 20 Acre School District Property; adopting the recommended population allocation of 6,400 to the ULID #6 Sub-Area; and adopting a related text and policy amendment population allocation of 3,600 to Port Orchard. In addition, this section adopts the ULID #6 Sub-Area Plan Implementing Regulations, dated 4/23/03, as amended. The amendments to the 4/23/03 version of the implementing regulations include: flexible height requirements where additional height would result in increased open space and creative use of land; reduction of lot width requirements in the ULID #6 sub-area; a decrease in minimum lot area requirements in ULID #6; allowance for zero lot line development; and revision of several design guidelines relating to building orientation onto streets and open space.

Section 6 adopts the Kingston Sub-Area Plan, dated 8/15/03, as amended with the Preferred Alternative ("Modified Alternative B"), to include three property-specific comprehensive plan amendment/rezone requests as follows: approve the Arborwood property specific rezone request designating 337 acres as Urban Reserve (Tax IDs 352702-2-025-2009, 022602-1-016-2002) and include supporting textual revisions within the Kingston Sub-Area Plan; defer the Sherrard property specific rezone request to the 2004 Comprehensive Plan Amendment process; approve the Waggoner property-specific comprehensive plan amendment/rezone request (Tax ID 262702-2-023-2002) subject to a boundary line adjustment and concomitant agreement with the adjoining Bradley property to preserve sensitive areas and allow joint access to State Highway 104; approve the Bradley property specific rezone request (Tax ID's 262702-2-037-2006, 262702-2-022-2003, 262702-2-021-2004, 262702-2-036-2007); and adopt the recommended population allocation of 640.

Section 7 adopts the IRF "Revised Hybrid Language," dated 9/30/03, with the following amendments: additional provisions to allow clustering under short plats as well as subdivisions; revised language clarifying buffer and screening requirements to preserve rural character; revised timeframe for forestry uses in the reserve tracts from 20 to 40 years; deadlines for DCD to adopt implementing regulations and to clarify a 5 year or 10,000 acre threshold to stop and assess under the monitoring program; and new comprehensive plan policy language to alert future purchasers that urban services will not be made available on IRF lands.

The full text of the ordinance will be sent upon request.

ALL THOSE INTERESTED are welcome to attend.  
Opal Robertson, Clerk of the Board

Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations at this meeting, or who require this information in a different format, should contact the ADA Coordinator at (360) 337-7146 (voice) or (TDD) (360) 337-7275 or (800) 816-2782. Please provide one weeks notice for accommodations, if possible.

Publication Date: November 26, 2003  
*The Sun Newspaper*