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- 1 8. Public outreach regarding the proposed amendments was conducted through:
- 2 a. A dedicated and up-to-date web page;
- 3 b. Legal notices published in the official newspaper of record for Kitsap County;
- 4 c. Announcements posted to subscribers of www.nextdoor.com in Kitsap County;
- 5 d. Electronic announcements and notifications to:
- 6 i. Subscribers of relevant lists in the Kitsap County Electronic Notification
- 7 System;
- 8 ii. Relevant Kitsap County advisory groups; and
- 9 iii. Relevant local, state, and federal agencies;
- 10 e. Notification letters to federally recognized tribes with usual and accustomed areas
- 11 in Kitsap County and relevant tribal organizations;
- 12 f. Notification signs posted at the location of site-specific amendments;
- 13 g. Postcard notifications to property owners of record near site-specific amendments
- 14 and other geographically limited amendments; and
- 15 h. Meetings with various interested parties.

16 **Section 2. General Procedural Findings.**

17 The Kitsap County Board of Commissioners finds as follows:

- 18 1. On November 22, 2017, the Board of County Commissioners reviewed a catalog of
- 19 Comprehensive Plan amendments suggested by staff and interested parties and
- 20 determined that a review of the Comprehensive Plan was necessary in 2018.
- 21 2. On November 27, 2017, Kitsap County issued a Notice of Public Hearing in the legal
- 22 publication of record regarding the content of the proposed docket.
- 23 3. On December 11, 2017, following timely and effective legal notice, the Board of County
- 24 Commissioners held a public hearing to consider written and oral testimony on the
- 25 proposed docket.
- 26 4. On December 27, 2017, during a regularly scheduled and properly noticed meeting, the
- 27 Board of County Commissioners adopted the initial docket of amendments by Resolution
- 28 No. 246-2017.
- 29 5. On March 28, 2018 and April 4, 2018, during regularly scheduled and properly noticed
- 30 meetings, the Board of County Commissioners reviewed the status of all the amendments
- 31 and considered potential changes to the docket.
- 32 6. On April 4, 2018, during a regularly scheduled and properly noticed meeting, the Board
- 33 of County Commissioners adopted the final docket of amendments by Resolution No.
- 34 046-2018.
- 35 7. On April 25, 2018, site-specific amendment #18-00495 (Ace Paving Co; Port Orchard
- 36 Sand & Gravel Co) was withdrawn by the applicant from the 2018 docket.

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- 1 8. From June 28, 2018 through August 7, 2018, following timely and effective public
2 notice, the Department of Community Development held a public comment period on the
3 proposed amendments, staff reports, and State Environmental Policy Act (SEPA)
4 determinations.
- 5 9. On June 29, 2018 and July 13, 2018, Kitsap County issued a Notice of Public Hearing in
6 the legal publication of record regarding the content of the proposed amendments.
- 7 10. On July 10, 2018, July 11, 2018, and July 12, 2018 the Department of Community
8 Development held public open houses to share and discuss the amendments with
9 interested citizens.
- 10 11. On July 3, 2018 and July 17, 2018, during regularly scheduled and properly noticed
11 meetings, the Planning Commission conducted work study sessions with the Department
12 of Community Development to review and discuss the proposed amendments.
- 13 12. On July 31, 2018, during a specially scheduled and properly noticed meeting, the
14 Planning Commission conducted a work study session with the Department of
15 Community Development to review and discuss the proposed amendments.
- 16 13. On July 17, 2018 and July 31, 2018, following timely and effective legal notice, the
17 Planning Commission held a public hearing to consider written and oral testimony on the
18 proposed amendments.
- 19 14. On August 21, 2018, September 4, 2018, and September 18, 2018, during regularly
20 scheduled and properly noticed meetings, the Planning Commission considered the
21 proposed amendments, the testimony presented, and the record, and made
22 recommendations via approved motions during deliberations.
- 23 15. On September 18, 2018, the Planning Commission approved findings of fact,
24 conclusions, and recommendations on the proposed amendments during a regularly
25 scheduled and properly noticed meeting and forwarded them to the Department of
26 Community Development and the Kitsap County Board of Commissioners for
27 consideration.
- 28 16. On September 27, 2018, Kitsap County issued a Notice of Public Hearing in the legal
29 publication of record regarding the content of the proposed ordinance.
- 30 17. On October 1, 2018, a 60-day Notice of Intent to Adopt was sent to the Washington State
31 Department of Commerce as required by RCW 36.70A.106.
- 32 18. On October 1, 2018, a 60-day notice was provided to local airports and the Washington
33 State Department of Transportation Aviation Division as required by RCW 36.70A.510
34 and RCW 36.70.547.
- 35 19. On October 1, 2018, a 60-day notice was provided to local military installations as
36 required by RCW 36.70A.530.

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- 1 20. From October 1, 2018 through October 31, 2018, following timely and effective public
2 notice, the Department of Community Development held a public comment period on the
3 proposed ordinance, staff reports, and State Environmental Policy Act (SEPA)
4 determinations.
- 5 21. On October 8, 2018 and October 15, 2018, during regularly scheduled and properly
6 noticed meetings, the Kitsap County Board of Commissioners conducted public briefings
7 with the Department of Community Development to review and discuss the proposed
8 ordinance.
- 9 22. On October 29, 2018, following timely and effective legal notice, the Kitsap County
10 Board of Commissioners held a public hearing during a special meeting to consider
11 written and oral testimony on the proposed ordinance.
- 12 23. On November 7, 2018, November 19, 2018, November 28, 2018, and December 10,
13 2018, during regularly scheduled and properly noticed meetings, the Kitsap County
14 Board of Commissioners considered the proposed ordinance, the findings and
15 recommendations of the Planning Commission, the Department recommendations and
16 analysis in the staff reports, the testimony provided, and the record.

17 **Section 3. Non-Motorized Facilities Plan – Findings.**

18 The Kitsap County Board of Commissioners finds as follows regarding the Non-Motorized
19 Facilities Plan amendment:

- 20 1. The amendment incorporates the 2018 updates to the Non-Motorized Facilities Plan
21 (NMFP) into the Capital Facilities Plan; strengthens policy for implementing the NMFP
22 in the Kingston urban growth area; updates the Regional Routes Maps, Bicycle Route
23 Numbering Map, and Community Maps in the NMFP; and clarifies the Capital Facilities
24 Plan and the NMFP.
- 25 2. The Non-Motorized Citizens Advisory Committee (NMCAC) conducted an extensive
26 periodic review from January 2016 to March 2018 of the non-motorized routes identified
27 in the Non-Motorized Facilities Plan (NMFP). The committee analyzed the routes based
28 on existing policies and how the non-motorized network supports connections between
29 communities as well as connections within communities.
- 30 3. The NMCAC reviewed the Kingston Community Trail Plan proposed by the Kingston
31 Citizens Advisory Council and recommended amendments to the NMFP that are
32 consistent with the vision and goals of the NMFP.
- 33 4. On June 25, 2018, the Departments of Community Development and Public Works
34 published a staff report analyzing the amendment and recommending adoption of the
35 amendment as proposed.

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- 1 5. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy
2 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
3 Notice of the SEPA determination was published as required by law on June 29, 2018.
4 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
5 SEPA decision.
- 6 6. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff
7 report recommendation to adopt the amendment as proposed. As required by KCC
8 21.08.100(F), the Planning Commission adopted findings that the amendment, as
9 proposed:
- 10 a. Is supported by the Capital Facilities Plan;
11 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
12 Comprehensive Plan, and other applicable laws and policies;
13 c. Is consistent with the applicable decision criteria in Kitsap County Code
14 21.08.070, as demonstrated in the findings and conclusions of the staff report and
15 adopted herein;
16 d. Reflects current local circumstances; and
17 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 18 7. On October 1, 2018, the Department of Community Development published a revised
19 staff report incorporating the Planning Commission record, analyzing the amendment,
20 and recommending adoption of the amendment as proposed.
- 21 8. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
22 and recommendation of the Planning Commission along with the analysis contained in
23 the October 1, 2018 staff report. The Board further found that non-substantive edits to
24 the maps in Exhibits 1 and 3 to remove the trails drawn in the Banner Forest Heritage Park
25 were needed to avoid showing trails that might conflict with the adopted Banner Forest
26 Heritage Park Management Plan.

27 **Section 4. Kingston Urban Village Center – Findings.**

28 The Kitsap County Board of Commissioners finds as follows regarding the Kingston Urban
29 Village Center (UVC) amendment:

- 30 1. The amendment removes the mixed-use requirement in the Urban Village Center (UVC)
31 zone; clarifies incentive-based parking programs; removes completed Subarea Plan
32 policies; and revises the allowed density in the UVC zone.
- 33 2. The Department of Community Development developed this amendment with a Kingston
34 UVC Workgroup, which was charged with identifying and addressing priority barriers to
35 achieving the existing vision and planned growth in the Kingston UVC zone.
- 36 3. On June 25, 2018, the Department of Community Development published a staff report
37 analyzing the amendment and recommending adoption of the amendment as proposed.

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- 1 4. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy
 2 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
 3 Notice of the SEPA determination was published as required by law on June 29, 2018.
 4 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
 5 SEPA decision.
- 6 5. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff
 7 report recommendation to adopt the amendment as proposed. As required by KCC
 8 21.08.100(F), the Planning Commission adopted findings that the amendment, as
 9 proposed:
- 10 a. Is supported by the Capital Facilities Plan;
 11 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
 12 Comprehensive Plan, and other applicable laws and policies;
 13 c. Is consistent with the applicable decision criteria in Kitsap County Code
 14 21.08.070, as demonstrated in the findings and conclusions of the staff report and
 15 adopted herein;
 16 d. Reflects current local circumstances; and
 17 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 18 6. On October 1, 2018, the Department of Community Development published a revised
 19 staff report incorporating the Planning Commission record, analyzing the amendment,
 20 and recommending adoption of the amendment as proposed.
- 21 7. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
 22 and recommendation of the Planning Commission along with the analysis contained in
 23 the October 1, 2018 staff report.

24 **Section 5. George's Corner LAMIRD Boundary Adjustment – Findings.**

25 The Kitsap County Board of Commissioners finds as follows regarding the George's Corner
 26 LAMIRD Boundary Adjustment amendment:

- 27 1. The amendment adjusts the southeast boundary of the George's Corner LAMIRD to align
 28 with platted parcel lines and critical areas; and re-designates and re-classifies portions of
 29 two split-zoned parcels.
- 30 2. On July 17, 2018, the Department of Community Development published a staff report
 31 analyzing the amendment and recommending adoption of the amendment as proposed.
- 32 3. On July 17, 2018, Kitsap County, as lead agency under the State Environmental Policy
 33 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
 34 Notice of the SEPA determination was published as required by law on July 17, 2018.
 35 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
 36 SEPA decision.

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- 1 4. On September 18, 2018, the Planning Commission concurred with the July 16, 2018 staff
2 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the
3 Planning Commission adopted findings that the amendment, as proposed:
4 a. Is supported by the Capital Facilities Plan;
5 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
6 Comprehensive Plan, and other applicable laws and policies;
7 c. Is consistent with the applicable decision criteria in Kitsap County Code
8 21.08.070, as demonstrated in the findings and conclusions of the staff report and
9 adopted herein;
10 d. Reflects current local circumstances;
11 e. Promotes the public interest and welfare of the citizens of Kitsap County;
12 f. Is justified by changed or changing conditions;
13 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
14 designations; and
15 h. Will be compatible with neighboring properties and not likely adversely affect the
16 value of those properties.
- 17 5. On October 1, 2018, the Department of Community Development published a revised
18 staff report incorporating the Planning Commission record, analyzing the amendment,
19 and recommending adoption of the amendment as proposed.
- 20 6. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
21 and recommendation of the Planning Commission along with the analysis contained in
22 the October 1, 2018 staff report. Specifically, the Board found that the amendment, as
23 proposed:
24 a. Is in the public interest;
25 b. Is consistent with the 2004 characterization of George's Corner as a crossroads-
26 type LAMIRD;
27 c. Is consistent with the Growth Management Act criteria for designating and
28 amending Type 1 LAMIRD boundaries;
29 d. Is consistent with the criteria used by the County when establishing the LAMIRD
30 in 2004; and
31 e. Is consistent with the findings in the 2005 Final Decision and Order of the Central
32 Puget Sound Growth Management Hearings Board regarding the appeal of the
33 George's Corner LAMIRD boundary adopted in 2004;
34 f. Utilizes a site-specific wetland survey which provides more detail than the
35 general mapping that was used during the creation of the LAMIRD
36 g. Will minimize and contain the LAMIRD by not increasing its overall size;
37 h. Will re-align the boundary to better exclude critical areas and buffers from the
38 LAMIRD area and set the boundary where it will be permanent, control low-
39 density sprawl, and maintain compatibility with adjacent rural lands;
40 i. Will prevent abnormally irregular boundaries by aligning with parcel lot lines
41 where appropriate; and
42 j. Will include Lot C in Short Plat No. 7278, which is consistent with the Hearings
43 Board's interpretation of land appropriate for infill development that will be
44 compatible with the use and scale of development at the intersection.

1 **Section 6. Public Facility Designations and Park Classifications – Findings.**

2 The Kitsap County Board of Commissioners finds as follows regarding Public Facility
3 Designation and Park Classification amendment:

- 4 1. The amendment re-designates and re-classifies approximately 2,883 acres acquired in
5 recent years by Kitsap County for the Port Gamble Forest Heritage Park.
- 6 2. On July 16, 2018, the Department of Community Development published a staff report
7 analyzing the amendment and recommending adoption of the amendment as proposed.
- 8 3. On July 17, 2018, Kitsap County, as lead agency under the State Environmental Policy
9 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
10 Notice of the SEPA determination was published as required by law on July 17, 2018.
11 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
12 SEPA decision.
- 13 4. On September 18, 2018, the Planning Commission concurred with the July 16, 2018 staff
14 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the
15 Planning Commission adopted findings that the amendment, as proposed:
16 a. Is supported by the Capital Facilities Plan;
17 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
18 Comprehensive Plan, and other applicable laws and policies;
19 c. Is consistent with the applicable decision criteria in Kitsap County Code
20 21.08.070, as demonstrated in the findings and conclusions of the staff report and
21 adopted herein;
22 d. Reflects current local circumstances;
23 e. Promotes the public interest and welfare of the citizens of Kitsap County;
24 f. Is justified by changed or changing conditions;
25 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
26 designations; and
27 h. Will be compatible with neighboring properties and not likely adversely affect the
28 value of those properties.
- 29 5. On October 1, 2018, the Department of Community Development published a revised
30 staff report incorporating the Planning Commission record, analyzing the amendment,
31 and recommending adoption of the amendment as proposed.
- 32 6. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
33 and recommendation of the Planning Commission along with the analysis contained in
34 the October 1, 2018 staff report.

35 **Section 7. Parks, Recreation, and Open Space Plan – Findings.**

36 The Kitsap County Board of Commissioners finds as follows regarding the Parks, Recreation,
37 and Open Space Plan amendment:

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- 1 1. The amendment updates the discussion and strategies sections of Chapter 6 (Parks,
2 Recreation, and Open Space) of the Comprehensive Plan consistent with the new 2018
3 Kitsap County Parks, Recreation, and Opens Space Plan (which is updated every 6-years)
4 adopted by the Board of County Commissioners on February 26, 2018 by Resolution No.
5 040-2018.
- 6 2. The 2018 Kitsap County Parks, Recreation, and Opens Space Plan was developed
7 through an extensive public participation process, which included:
 - 8 a. More than 1,100 comments and responses were collected through an online
9 survey between August 23, 2017 and November 10, 2017;
 - 10 b. Public open houses on October 3, 2017, October 10, 2017, and October 17, 2017;
 - 11 c. A public comment period (November 1, 2017 – December 31, 2017) on the
12 preliminary draft plan;
 - 13 d. A public comment period (January 10, 2018 – February 23, 2018) on the final
14 draft plan;
 - 15 e. Public meetings on February 7, 2018, February 12, 2018, and February 26, 2018;
 - 16 f. The Kitsap County Parks and Recreation Advisory Board held a public hearing on
17 February 21, 2018;
 - 18 g. The Board of County Commissioners held a public hearing on February 12, 2018
19 and February 26, 2018.
- 20 3. On June 25, 2018, the Department of Community Development and Parks Department
21 published a staff report analyzing the amendment and recommending adoption of the
22 amendment as proposed.
- 23 4. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy
24 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
25 Notice of the SEPA determination was published as required by law on June 29, 2018.
26 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
27 SEPA decision.
- 28 5. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff
29 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the
30 Planning Commission adopted findings that the amendment, as proposed:
 - 31 a. Is supported by the Capital Facilities Plan;
 - 32 b. Is consistent with the GMA, the Countywide Planning Polices, the Kitsap County
33 Comprehensive Plan, and other applicable laws and policies;
 - 34 c. Is consistent with the applicable decision criteria in Kitsap County Code
35 21.08.070, as demonstrated in the findings and conclusions of the staff report and
36 adopted herein;
 - 37 d. Reflects current local circumstances; and
 - 38 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 39 6. On October 1, 2018, the Department of Community Development published a revised
40 staff report incorporating the Planning Commission record, analyzing the amendment,
41 and recommending adoption of the amendment as proposed.

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- 1 7. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
2 and recommendation of the Planning Commission along with the analysis contained in
3 the October 1, 2018 staff report.

4 **Section 8. Affordable Housing – Findings.**

5 The Kitsap County Board of Commissioners finds as follows regarding the affordable housing
6 amendment:

- 7 1. The amendment adds a new strategy (Affordable Housing Inventory and Transportation
8 Analysis) to the Comprehensive Plan.
- 9 2. On June 25, 2018, the Departments of Community Development and Human Services
10 published a staff report analyzing the amendment and recommending adoption of the
11 amendment as proposed.
- 12 3. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy
13 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
14 Notice of the SEPA determination was published as required by law on June 29, 2018.
15 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
16 SEPA decision.
- 17 4. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff
18 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the
19 Planning Commission adopted findings that the amendment, as proposed:
20 a. Is supported by the Capital Facilities Plan;
21 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
22 Comprehensive Plan, and other applicable laws and policies;
23 c. Is consistent with the applicable decision criteria in Kitsap County Code
24 21.08.070, as demonstrated in the findings and conclusions of the staff report and
25 adopted herein;
26 d. Reflects current local circumstances; and
27 e. Promotes the public interest and welfare of the citizens of Kitsap County.
- 28 5. On October 1, 2018, the Department of Community Development published a revised
29 staff report incorporating the Planning Commission record, analyzing the amendment,
30 and recommending adoption of the amendment as proposed.
- 31 6. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
32 and recommendation of the Planning Commission along with the analysis contained in
33 the October 1, 2018 staff report.

34 **Section 9. Clarifying Edits – Findings.**

35 The Kitsap County Board of Commissioners finds as follows regarding the clarifying edits:

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- 1 1. The amendment includes non-substantive edits that are for clarification or consistency
2 purposes only and do not change the intent or interpretations of policies or regulations.
- 3 2. On June 25, 2018, the Department of Community Development published a staff report
4 analyzing the amendment and recommending adoption of the amendment as proposed.
- 5 3. On June 29, 2018, Kitsap County, as lead agency under the State Environmental Policy
6 Act (SEPA), issued a Determination of Non-Significance on the proposed amendment.
7 Notice of the SEPA determination was published as required by law on June 29, 2018.
8 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
9 SEPA decision.
- 10 4. On August 21, 2018, the Department of Community Development submitted a revised
11 amendment to the Planning Commission in response to public comment.
- 12 5. On September 18, 2018, the Planning Commission recommended adopting the
13 amendment as revised by the Department of Community Development on August 21,
14 2018. As required by KCC 21.08.100(F), the Planning Commission adopted findings that
15 the amendment, as revised:
 - 16 a. Is supported by the Capital Facilities Plan;
 - 17 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
18 Comprehensive Plan, and other applicable laws and policies;
 - 19 c. Is consistent with the applicable decision criteria in Kitsap County Code
20 21.08.070, as demonstrated in the findings and conclusions of the staff report and
21 adopted herein;
 - 22 d. Reflects current local circumstances;
 - 23 e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - 24 f. Is justified by changed or changing conditions;
 - 25 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
26 designations; and
 - 27 h. Will be compatible with neighboring properties and not likely adversely affect the
28 value of those properties.
- 29 6. On October 1, 2018, the Department of Community Development published a revised
30 staff report incorporating the Planning Commission record, analyzing the amendment,
31 and recommending adoption of the amendment as revised on August 21, 2018.
- 32 7. On November 7, 2018, the Department of Community Development recommended an
33 additional clarifying edit to Kitsap County Code Section 17.455.020.
- 34 8. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
35 and recommendation of the Planning Commission along with the analysis contained in
36 the October 1, 2018 staff report. The Board further found that the additional clarifying
37 edits to KCC 17.455.020 proposed by the Department of Community Development on
38 November 7, 2018 were necessary and consistent with the findings and recommendation
39 of the Planning Commission as well as the analysis contained in the October 1, 2018 staff
40 report and thus adopted the additional clarifying edits as well.

1 **Section 10. Site-specific Amendment #18-00369 (Richardson) – Findings.**

2 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment
3 #18-00369 (Richardson):

- 4 1. Site-specific amendment #18-00369 requested the re-designation and re-classification of
5 1.33 of 3.49 acres on two split-zoned parcels within the Central Kitsap Urban Growth
6 Area.
- 7 a. Landowner: Lois I. Richardson
 - 8 b. Applicant: Mark Timkin
 - 9 c. Parcel Tax Acct #: 232501-4-019-2000; 232501-4-064-2004
 - 10 d. Existing Land Use Designation: Urban Low Density Residential
 - 11 e. Requested Land Use Designation: Urban High Intensity Commercial
 - 12 f. Existing Zoning Classification: Urban Restricted (1-5 du/ac)
 - 13 g. Requested Zoning Classification: Commercial (10-30 du/ac)
- 14 2. For any Comprehensive Plan amendment that requires the transfer of development rights,
15 KCC 21.08.050(J) requires the transfer of development rights process to be completed
16 before an approved amendment can take effect.
- 17 3. KCC 21.08.110(D) allows the Board to adopt sunset provisions on site-specific
18 amendments.
- 19 4. On June 25, 2018, the Department of Community Development published a staff report
20 analyzing the amendment and recommending adoption of the amendment with conditions
21 that includes the acquisition of Transfer of Development Right (TDR) certificates.
- 22 5. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act
23 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
24 Notice of the SEPA determination was published as required by law on July 5, 2018.
25 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
26 SEPA decision.
- 27 6. On September 18, 2018, the Planning Commission recommended adoption of the
28 amendment with revised conditions extending the deadline for the acquisition and
29 transfer of development rights to June 30, 2024. As required by KCC 21.08.100(F), the
30 Planning Commission adopted findings that the amendment, as conditioned:
- 31 a. Is supported by the Capital Facilities Plan;
 - 32 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
33 Comprehensive Plan, and other applicable laws and policies;
 - 34 c. Is consistent with the applicable decision criteria in Kitsap County Code
35 21.08.070, as demonstrated in the findings and conclusions of the staff report and
36 adopted herein;
 - 37 d. Reflects current local circumstances;
 - 38 e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - 39 f. Is justified by changed or changing conditions;

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- 1 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
2 designations; and
- 3 h. Will be compatible with neighboring properties and not likely adversely affect the
4 value of those properties.
- 5 7. On October 1, 2018, the Department of Community Development published a revised
6 staff report incorporating the Planning Commission record, analyzing the amendment,
7 and recommending adoption of the amendment with conditions as recommended in the
8 June 25, 2018 staff report.
- 9 8. On November 7, 2018, the Board deliberated on the amendment and considered the
10 applicant's need for time to acquire TDRs in light of the newly established TDR program
11 and the department's need for certainty regarding the status of this and similar
12 amendments when beginning analysis for the 2024 Comprehensive Plan Update.
- 13 9. On December 10, 2018, the Kitsap County Board of Commissioners adopted the
14 recommendation of the Department of Community Development, with modification,
15 along with the analysis contained in the October 1, 2018 staff report. Given the newness
16 of the TDR program, the Board added the ability to extend the 2021 TDR acquisition
17 deadline by resolution should the TDR program not develop as expected.

18 **Section 11. Site-specific Amendment #18-00431 (Ueland Tree Farm LLC) – Findings.**

19 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment
20 #18-00431 (Ueland Tree Farm LLC):

- 21 1. Site-specific amendment #18-00431 requested the re-designation and re-classification of
22 five parcels totaling 96.57 acres within rural Central Kitsap.
- 23 a. Landowner: Ueland Tree Farm, LLC
- 24 b. Applicant: Mark Mauren
- 25 c. Parcel Tax Acct #: 242401-4-005-1008; 242401-4-006-1007; 242401-4-007-
26 1006; 242401-4-008-1005; 192401-3-005-2005
- 27 d. Existing Land Use Designation: Forest Resource Lands
- 28 e. Requested Land Use Designation: Forest Resource Lands with Mineral Resource
29 Overlay
- 30 f. Existing Zoning Classification: Forest Resource Lands
- 31 g. Requested Zoning Classification: Forest Resource Lands with Mineral Resource
32 Overlay
- 33 2. On June 25, 2018, the Department of Community Development published a staff report
34 analyzing the amendment and recommending adoption of the amendment as proposed.
- 35 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act
36 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
37 Notice of the SEPA determination was published as required by law on July 5, 2018.

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1 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
2 SEPA decision.

- 3 4. On September 18, 2018, the Planning Commission concurred with the June 25, 2018 staff
4 report recommendation to adopt as proposed. As required by KCC 21.08.100(F), the
5 Planning Commission adopted findings that the amendment, as proposed:
- 6 a. Is supported by the Capital Facilities Plan;
 - 7 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
8 Comprehensive Plan, and other applicable laws and policies;
 - 9 c. Is consistent with the applicable decision criteria in Kitsap County Code
10 21.08.070, as demonstrated in the findings and conclusions of the staff report and
11 adopted herein;
 - 12 d. Reflects current local circumstances; and
 - 13 e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - 14 f. Is justified by changed or changing conditions;
 - 15 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
16 designations; and
 - 17 h. Will be compatible with neighboring properties and not likely adversely affect the
18 value of those properties.
- 19 5. On October 1, 2018, the Department of Community Development published a revised
20 staff report incorporating the Planning Commission record, analyzing the amendment,
21 and recommending adoption of the amendment as proposed.
- 22 6. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
23 and recommendation of the Planning Commission along with the analysis contained in
24 the October 1, 2018 staff report.

25 **Section 12. Site-specific Amendment #18-00490 (Culbertson) – Findings.**

26 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment
27 #18-00490 (Culbertson):

- 28 1. Site-specific amendment #18-00490 requested the re-designation and re-classification of
29 two parcels totaling 69.23 acres within rural South Kitsap and adjacent to the Bremerton
30 Urban Growth Area.
- 31 a. Landowner: Roland Culbertson
 - 32 b. Applicant: Kitsap Reclamation & Materials, Inc
 - 33 c. Parcel Tax Acct #: 292401-4-029-2003; 292401-4-005-2001
 - 34 d. Existing Land Use Designation: Rural Protection
 - 35 e. Requested Land Use Designation: Rural Protection with Mineral Resource
36 Overlay
 - 37 f. Existing Zoning Classification: Rural Protection (1 DU/10 Ac)
 - 38 g. Requested Zoning Classification: Rural Protection with Mineral Resource
39 Overlay

Ordinance 565-2018

- 1 2. On June 25, 2018, the Department of Community Development published a staff report
2 analyzing the amendment and recommending adoption of the amendment with revisions.
- 3 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act
4 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
5 Notice of the SEPA determination was published as required by law on July 5, 2018.
6 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
7 SEPA decision.
- 8 4. On September 18, 2018, the Planning Commission deliberated and determined the
9 proposed mineral resource overlay designation is not compatible with the neighboring
10 properties and the Rural Protection zone. The Planning Commission recommended:
11 a. Denial of the requested mineral resource overlay.
12 b. Adoption of the staff recommended revision to Kitsap County Code 17.410.042
13 making aggregate extraction a conditional use in the mineral resource overlay
14 zone.
15 c. Completion of a county-wide mineral resource inventory consistent with Land
16 Use Policy 78.
- 17 5. As required by KCC 21.08.100(F), the Planning Commission adopted findings that the
18 amendment, as revised by the Planning Commission:
19 a. Is supported by the Capital Facilities Plan;
20 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
21 Comprehensive Plan, and other applicable laws and policies;
22 c. Is consistent with the applicable decision criteria in Kitsap County Code
23 21.08.070, as demonstrated in the findings and conclusions of the staff report and
24 adopted herein;
25 d. Reflects current local circumstances; and
26 e. Promotes the public interest and welfare of the citizens of Kitsap County;
27 f. Is justified by changed or changing conditions;
28 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
29 designations; and
30 h. Will be compatible with neighboring properties and not likely adversely affect the
31 value of those properties.
- 32 6. On October 1, 2018, the Department of Community Development published a revised
33 staff report incorporating the Planning Commission record, analyzing the amendment,
34 and recommending adoption of the amendment with revisions to Kitsap County Code
35 17.410.042 making aggregate extraction a conditional use in the mineral resource overlay
36 zone.
- 37 7. On December 10, 2018, the Kitsap County Board of Commissioners adopted the
38 recommendation of the Department of Community Development, along with the analysis
39 contained in the October 1, 2018 staff report. Specifically, the Board found that the
40 amendment, as recommended by the department:
41 a. Is in the public interest;

Ordinance 565-2018

- 1 b. Is consistent with the Growth Management Act requirement to conserve mineral
2 resource lands of long-term commercial significance;
- 3 c. Is consistent with the Rural Protection zone because Mineral Resource Overlay
4 designations exist in the Rural Protection zone elsewhere in the County and
5 aggregate extraction is an allowed use, with a conditional use permit (CUP), in
6 the Rural Protection zone;
- 7 d. Is consistent with the surrounding land use patterns in the area and that notably
8 (1) the site is immediately adjacent to an existing quarry, electric substation, City
9 of Bremerton forestland property, undeveloped land, and few rural density
10 residential uses and (2) mining operations have occurred on the adjacent site since
11 at least the 1980s;
- 12 e. Utilizes a site-specific geological report that documents mineral resources of
13 long-term commercial significance on the site;
- 14 f. Will revise the Kitsap County Code to require a conditional use permit for
15 aggregate extraction in the Mineral Resource Overlay zone; and
- 16 g. Will assure the conservation of mineral resource lands of long-term commercial
17 significance recognizing hard rock resources are more limited than gravel and
18 sand resources in Kitsap County.

19 **Section 13. Site-specific Amendment #18-00528 (Hanley Property LLC) – Findings.**

20 The Kitsap County Board of Commissioners finds as follows regarding site-specific amendment
21 #18-00528 (Hanley Property LLC):

- 22 1. Site-specific amendment #18-00528 requested the re-designation and re-classification of
23 three parcels totaling 1.02 acres within the Port Orchard Urban Growth Area.
- 24 a. Landowner: Hanley Property LLC
- 25 b. Applicant: William Palmer
- 26 c. Parcel Tax Acct #: 312402-1-037-2004; 312402-1-038-2003; 312402-1-039-2002
- 27 d. Existing Land Use Designation: Urban High Density Residential
- 28 e. Requested Land Use Designation: Urban High Intensity Commercial
- 29 f. Existing Zoning Classification: Urban High Residential (19-30 du/ac)
- 30 g. Requested Zoning Classification: Commercial (10-30 du/ac)
- 31 2. On July 10, 2018, the Department of Community Development published a staff report
32 analyzing the amendment and recommending deferral of the proposed amendment for
33 consideration within the context of an area-wide amendment, not a site-specific
34 amendment.
- 35 3. On July 5, 2018, Kitsap County, as lead agency under the State Environmental Policy Act
36 (SEPA), issued a Determination of Non-Significance on the proposed amendment.
37 Notice of the SEPA determination was published as required by law on July 5, 2018.
38 Under KCC 21.04.290(E), there is no administrative appeal process for this non-project
39 SEPA decision.

Ordinance 565-2018

- 1 4. On September 18, 2018, the Planning Commission concurred with the July 10, 2018 staff
 2 report recommendation to defer review to an area-wide amendment. The Planning
 3 Commission adopted findings that the amendment, as proposed:
 4 a. Would add an island of commercial zoning in an area with existing fragmented
 5 zoning patterns and a UGA with an existing surplus of commercial land capacity.
 6 b. Should be considered within the context of an area-wide amendment, which
 7 would enable a broader assessment of zoning in the area to ensure consistent and
 8 compatible future development of the area.
- 9 5. On October 1, 2018, the Department of Community Development published a revised
 10 staff report incorporating the Planning Commission record, analyzing the amendment,
 11 and recommending deferral of the proposed amendment for consideration within the
 12 context of an area-wide amendment, not a site-specific amendment.
- 13 6. On December 10, 2018, the Kitsap County Board of Commissioners adopted the findings
 14 and recommendation of the Planning Commission along with the analysis contained in
 15 the October 1, 2018 staff report.

16 **Section 14. Adoption.**

17 **NOW THEREFORE, BE IT FURTHER ORDAINED** that the Kitsap County Board of
 18 Commissioners, based on the above findings, has decided as follows regarding the 2018
 19 Comprehensive Plan amendments:

- 20 1. The Non-Motorized Facilities Plan amendment is adopted as shown in Attachment 1 and
 21 incorporated herein by this reference.
- 22 2. The Kingston Urban Village Center amendment is adopted as shown in Attachment 2 and
 23 incorporated herein by this reference.
- 24 3. The George's Corner LAMIRD Boundary Adjustment amendment is adopted as shown
 25 in Attachment 3 and incorporated herein by this reference.
- 26 4. The Public Facility Designations and Park Classifications amendment is adopted as
 27 shown in Attachment 4 and incorporated herein by this reference.
- 28 5. The Parks, Recreation, and Open Space Plan amendment is adopted as shown in
 29 Attachment 5 and incorporated herein by this reference.
- 30 6. The Affordable Housing amendment is adopted as shown in Attachment 6 and
 31 incorporated herein by this reference.
- 32 7. The Clarifying Edits amendment is adopted as shown in Attachment 7 and incorporated
 33 herein by this reference.
- 34 8. Site-specific Amendment #18-00369 (Richardson) is adopted as shown in Attachment 8
 35 and incorporated herein by this reference with the following conditions:

Ordinance 565-2018

- 1 a. The acquisition and transfer of six (6) development rights consistent with KCC
 2 17.580 and Resolution 217-2017 is required and must be completed by June 30,
 3 2021 or approval of this amendment will automatically expire unless a later date
 4 is adopted by the Board through resolution;
- 5 b. The acquisition and transfer of development rights must be completed prior to
 6 submitting any land use, development, or building application for the subject
 7 parcel(s);
- 8 c. A notice to title containing the terms of this conditional approval must be
 9 recorded on the subject parcel(s) within 90-days of approval; and
- 10 d. The Comprehensive Plan Map and Zoning Map changes shall not be made until
 11 the above conditions are fulfilled.
- 12 9. Site-specific Amendment #18-00431 (Ueland Tree Farm LLC) is adopted as shown in
 13 Attachment 9 and incorporated herein by this reference.
- 14 10. Site-specific Amendment #18-00490 (Culbertson) is adopted as shown in Attachment 10
 15 and incorporated herein by this reference.
- 16 11. Site-specific Amendment #18-00528 (Hanley Property LLC) is deferred for consideration
 17 within the context of an area-wide amendment.

18 **Section 15. Severability.**

19 If any provision of this ordinance or its application to any person or circumstance is held invalid
 20 or unconstitutional, the remainder of the ordinance or its application to other persons or
 21 circumstances shall not be affected.

22 **Section 16. Scrivener's Error.**

23 Should any amendment to Kitsap County Code that was passed by the Board during its
 24 deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of
 25 the Board as discussed and passed shall prevail upon subsequent review and verification by the
 26 Board.

27 **Section 17. Effective Date.**

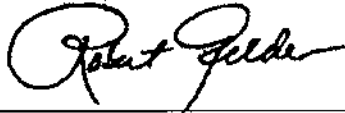
28 This Ordinance shall take effect immediately.

29 ADOPTED this 10th day of December, 2018.

1
2

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**

3
4



ROBERT GELDER, Chair

5
6



EDWARD E. WOLFE, Commissioner

7
8



CHARLOTTE GARRIDO, Commissioner

9 ATTEST:

10
11



Dana Daniels, Clerk of the Board

12 APPROVED AS TO FORM:

13
14



Lisa J. Nickel, Deputy Prosecuting Attorney

Attachment 1

Unofficial Copy

1 **Amendment #1: Incorporation by Reference (CFP)**
2

3 The Kitsap County Capital Facilities Plan, Section 1.3 (Foundation Documents), page 1-3, adopted by
4 Ordinance 534 (2016), is amended as follows:
5

6 **1.3 Foundation Documents**

7 The documents used for preparation of the CFP are the capital facility and capital improvement
8 plans prepared routinely by the Kitsap County, which are required for obtaining funding. The
9 following documents are incorporated by reference:

- 10 ■ Budget including Capital Improvement Program, 2016
- 11 ■ Capital Facilities Six-Year Plans (2016 through 2021)
- 12 ■ Six Year Transportation Improvements, 2016-2021
- 13 ■ ~~Kitsap County Bicycle Facilities Plan, Kitsap County Public Works Department,~~
14 ~~2014, Ordinance 511-2013~~
- 15 ■ Surface & Stormwater Management, 2016-2021
- 16 ■ Solid Waste Facilities, 2015-2020
- 17 ■ Sewer Utility Capital Projects, 2015-2020
- 18 ■ Central Kitsap County Wastewater Facility Plan March 2011
- 19 ■ Kitsap County ~~Nonmotorized~~ Non-Motorized Facility Plan, ~~2013~~ 2018
- 20 ■ Waste Wise Communities: The Future of Solid and Hazardous Waste Management in
21 Kitsap County, February 2011
- 22 ■ Kitsap County Parks, Recreation & Open Space Plan 2012

23
24 In addition, functional plans for non-County service providers are also reviewed and
25 incorporated by reference as appropriate in Chapter 4.
26
27

28 **Amendment #2: Non-Motorized Facilities Descriptions (CFP)**
29

30 The Kitsap County Capital Facilities Plan, Section 4.8 (Transportation), pages 4-100 and 4-101,
31 adopted by Ordinance 534 (2016), is amended as follows:
32

33 **Pedestrian Non-Motorized Facilities**

34 Pedestrian facilities are an integral part of the transportation system. For some citizens,
35 particularly elderly residents and children, walking is the primary mode of travel. It is also a key
36 link to transit service and between land uses in urban areas. In general, sidewalks are present in
37 the urbanized areas of Silverdale and Kingston and along many urban arterials. Roadways in
38 rural areas generally do not have sidewalks, but many have shoulders that can be used for
39 ~~nonmotorized non-motorized~~ travel. ~~The Draft Supplemental EIS, November 2015, includes~~
40 ~~Appendix H with a roadway inventory identifying sidewalks presence. That appendix is hereby~~
41 ~~incorporated by reference as a sidewalk inventory.~~
42

43 **Bicycle Facilities**

1 ~~Exhibit 4-95 shows bicycle routes in Kitsap County. The Bicycle Kitsap County Non-Motorized~~
2 ~~Facilities Plan identifies the strives to provide non-motorized transportation facilities routes for~~
3 ~~bicycle and mixed bicycle/pedestrian user groups. The Non-Motorized Routes Map identifies~~
4 ~~the priority network of non-motorized routes within the County. For areas not identified on the~~
5 ~~Non-Motorized Routes Map, non-motorized facilities will be provided using a Context Sensitive~~
6 ~~Design and Complete Streets approach in accordance with County Road Standards, Non-~~
7 ~~Motorized Plan Community Maps, and sub-area plans. Recommended goals Goals and policies~~
8 ~~related to non-motorized transportation facilities are outlined provided in the Kitsap County~~
9 ~~Bicycle Non-Motorized Facilities Plan (Kitsap County Public Works Department, 2014).~~

10
11 **Multi-Use Trails**

12 ~~For more than 20 years, the County has had planning programs for non-motorized modes,~~
13 ~~including several trail plans. Major trails within the county include the Clear Creek Trail in central~~
14 ~~Kitsap, the Hansville Greenway Trails in north Kitsap.~~

15
16
17 The Kitsap County Capital Facilities Plan, Section 4.8 (Transportation), page 4-102, Exhibit 4-95
18 (Bicycle Routes & Mosquito Fleet Trail Route), adopted by Ordinance 534 (2016), is removed.

19
20
21 The Kitsap County Capital Facilities Plan, Section 4.8 (Transportation), page 4-127, adopted by
22 Ordinance 534 (2016), is amended as follows:

23
24 The six-year transportation improvement program through the year 2021 identifies \$76.2
25 million dollars of multimodal improvement projects. Over 40% of the investment would include
26 projects with sidewalks, shoulder widenings, bicycle facilities, and multi-use trails.

27
28 The estimated transportation costs under the Preferred Land Use Plan are estimated to be
29 about \$133.3 million. The County's road standards require inclusion of sidewalks in urban areas
30 and widened shoulders in rural areas. The Kitsap County ~~Bicycle Facilities Plan 2014 Non-~~
31 ~~Motorized Facilities Plan~~ and the County's Non-Motorized Facilities Citizens Advisory Committee
32 help prioritize non-motorized facilities for inclusion in the six-year transportation improvement
33 program each year.

34
35
36 **Amendment #3: Kingston Subarea Plan Implementation Policy (Comp Plan)**

37
38 The Kingston Subarea Plan, page 8-102, of the Kitsap County Comprehensive Plan adopted by
39 Ordinance 534-2016 is revised as follows:

40
41 ~~Kingston Policy 19. As feasible, support recommendations identified in~~ Implement the Kitsap
42 ~~County Non-Motorized Facility Plan.~~

43
44
45 **Amendment #4: Non-Motorized Routes Maps Update (NMFP Appendix E)**

46
47 The Kitsap County Non-Motorized Facilities Plan, Appendix E, adopted by Ordinance 511 (2013)
48 is replaced by the Non-Motorized Routes Maps in Exhibit 1.

1
2
3 **Amendment #5: Bicycle Route Numbering System Map Update (NMFP Appendix F)**
4

5 The Kitsap County Non-Motorized Facilities Plan, Appendix F, adopted by Ordinance 511 (2013)
6 is replaced by the Bicycle Route Numbering System Map in Exhibit 2.
7
8

9 **Amendment #6: Community Maps Update (NMFP Appendix I)**
10

11 The Kitsap County Non-Motorized Facilities Plan, Appendix I, Community Maps, adopted
12 by Ordinance 511 (2013) are replaced by the maps in Exhibit 3.
13
14

15 **Amendment #7: Internal References (NMFP)**
16

17 The Kitsap County Non-Motorized Facilities Plan, Non-Motorized Facility Locations chapter, pages
18 63-64, adopted by Ordinance 511 (2013) is amended as follows:
19

20 **ON-ROAD/BIKEWAY CORRIDORS**

21 The potential for on-road bikeways in Kitsap County was also explored and a number of possible
22 routes were identified that would be of interest to those either touring or commuting by bicycle.
23 Nearly all roads and highways in Washington State are open to cycling, with only a few
24 exceptions such as through major urban centers along interstate highways where cycling is
25 specifically prohibited.
26

27 In Kitsap County (as with many other areas of the state), roads and highways are generally open
28 to bicycling; however, conditions for such use are often marginal or inadequate for rider
29 comfort and safety. Shoulders are frequently too narrow or rough to be of much value to cyclists
30 traveling along busier roads. Where traffic is light and visibility is good, bicycles can often safely
31 share the travel lanes used by motor vehicles. In rural areas with low to moderate traffic
32 volumes, even two or three feet of smooth, paved shoulder, especially on the uphill side of the
33 road, can be of significant benefit to cyclists. As traffic volumes increase, a wide, striped
34 shoulder on both sides of the road is generally desirable, typically a minimum of four feet in
35 width (five feet if a curb is present).
36

37 The Non-Motorized Routes Map (Appendix E) identifies the priority network of non-motorized
38 routes within the County. For areas not identified on the Non-Motorized Routes Map, non-
39 motorized facilities will be provided using a Context Sensitive Design and Complete Streets
40 approach in accordance with County Road Standards, Non-Motorized Plan Community Maps,
41 and sub-area plans. Many of these on-road bikeways (shown in the in regional route maps)
42 combined with shared use paths are considered regional routes to focus future funding. All
43 other bikeways (shown in on the bicycle use maps below) are secondary preferences where
44 non-motorized improvements should be considered based on safety issues or when motorized
45 vehicle improvements are planned.
46

47 Full maps of Routes of Bicycle Use are included in Appendix F.

1 Since bicycles travel in the same direction as adjacent motor vehicle traffic and are subject to
2 the same traffic laws, two-way shoulder riding is strongly discouraged, thus adequate facilities
3 should be provided on both sides of the road. Designated bike lanes (also on both sides of the
4 road) are normally reserved for areas having greater motor vehicle and bicycle traffic volumes.
5 By identifying which routes have the greatest value to bicycle touring and commuting, and
6 which roads can be most readily improved with smooth, wide shoulders, potential routes can be
7 identified that will contribute to a regional system of bikeways. Again, potential routes
8 identified in this plan are based on criteria similar to that used for trail corridors:

- 9 • Public ownership or right-of-way
- 10 • Road shoulder and pavement conditions
- 11 • Traffic speeds and volumes
- 12 • Connectivity to regional growth centers, communities, bicycle trails, parks, schools or
13 other public facilities
- 14 • Linkages to sites of natural, scenic or historic interest
- 15 • Regional connections to bike routes in surrounding counties
- 16 • Areas of Kitsap that are not well served currently
- 17 • Routes providing potential access to shorelines
- 18 • Varied settings and experiences that can be enjoyed by a diversity of users, including
19 riders of all ages and abilities.
- 20 • Areas where the need for bikeways has been identified through other planning efforts
21 (e.g. UGA Plans of Communities)

22
23 A number of the local and state roads in Kitsap have generous shoulders as indicated earlier, but
24 are used by a minority of cyclists due to the high volume and high speed of vehicular traffic on
25 these routes. The regional routes shown are routes that many cyclists prefer to use because of
26 several reasons. For most is that they have a lower volume of automobile traffic, although the
27 speed of vehicles along most of these routes is 45-50 which is still an impediment to many
28 riders. The regional routes are also often scenic with flat terrain and/or grades which are better
29 suited to cycling.

30
31 The roadway characteristics of the Right of Way (ROW) along the identified regional routes are
32 highly variable. Some sections of the routes have a very narrow road prism and ROW. Other
33 segments currently have a standard shoulder and may need only maintenance. Still other
34 segments may need facilities that can be implemented within the ROW and road prism. The Plan
35 includes draft mapping of existing shoulder conditions for unincorporated Kitsap. These maps
36 are a baseline but are in need of additional revisions and ground-truthing by road segment.

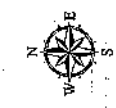
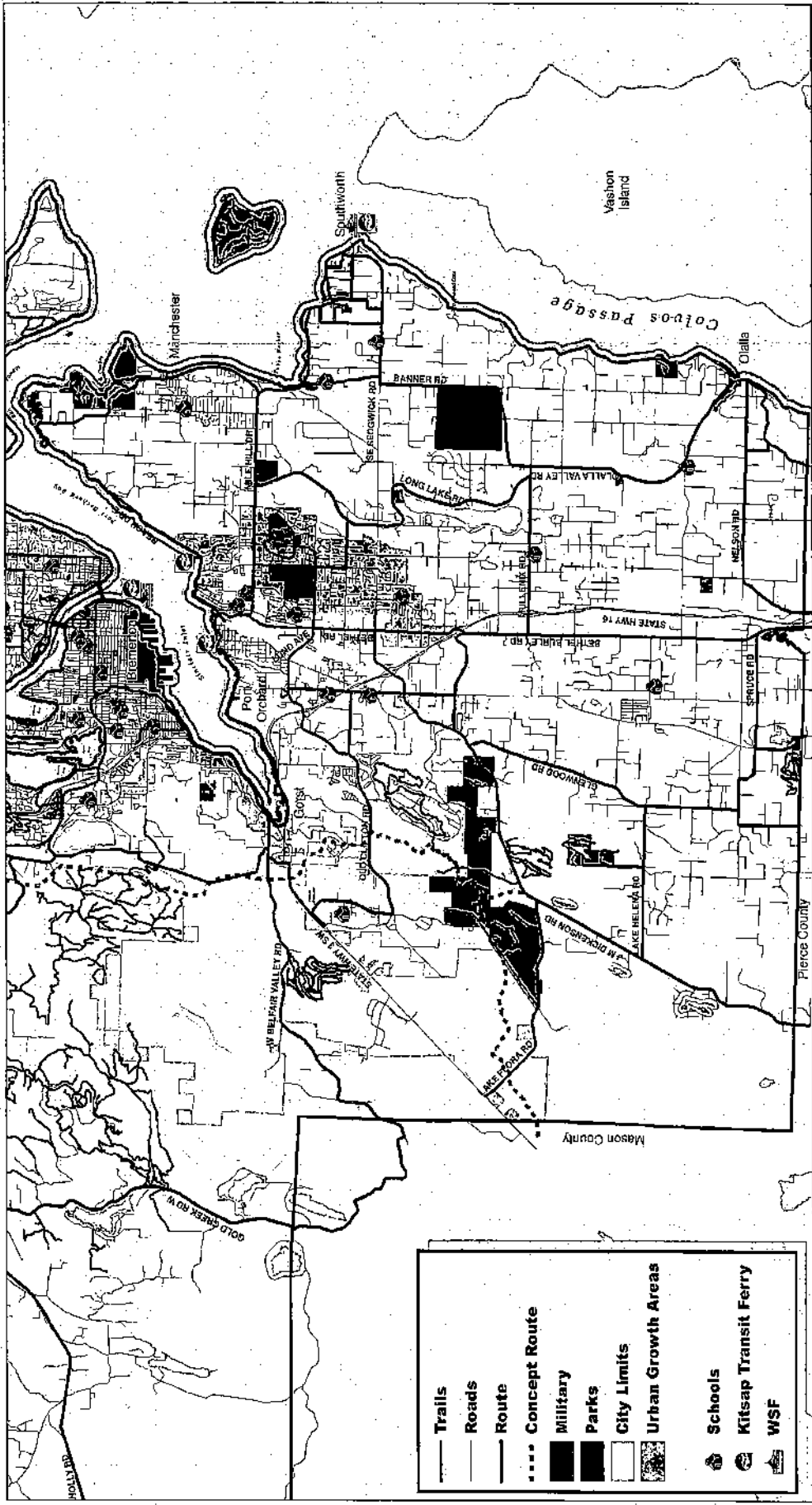
37
38 Draft Shoulder Condition Maps are included in Appendix G.

39
40 Features such as vehicle speed, topography (hills), visibility and shoulder quality are important
41 aspects to determine specific safety focus areas in Kitsap's existing non-motorized system. The
42 Plan includes an assessment of shoulder conditions, vehicular speeds and other safety
43 considerations to develop safety focus areas for unincorporated Kitsap. These do not include
44 assessments within city boundaries and additional areas may exist within their jurisdictions.

45
46 Full maps of safety focus areas are included in Appendix H.

Attachment 1
Exhibit 1

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This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties or any sort, including accuracy, fitness, or merchantability are made by the Kitsap Transit Authority or its employees responsible for its use. * THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY. Routes through cities are limited to depict only those connecting to county routes.

Non-Motorized Routes South Kitsap



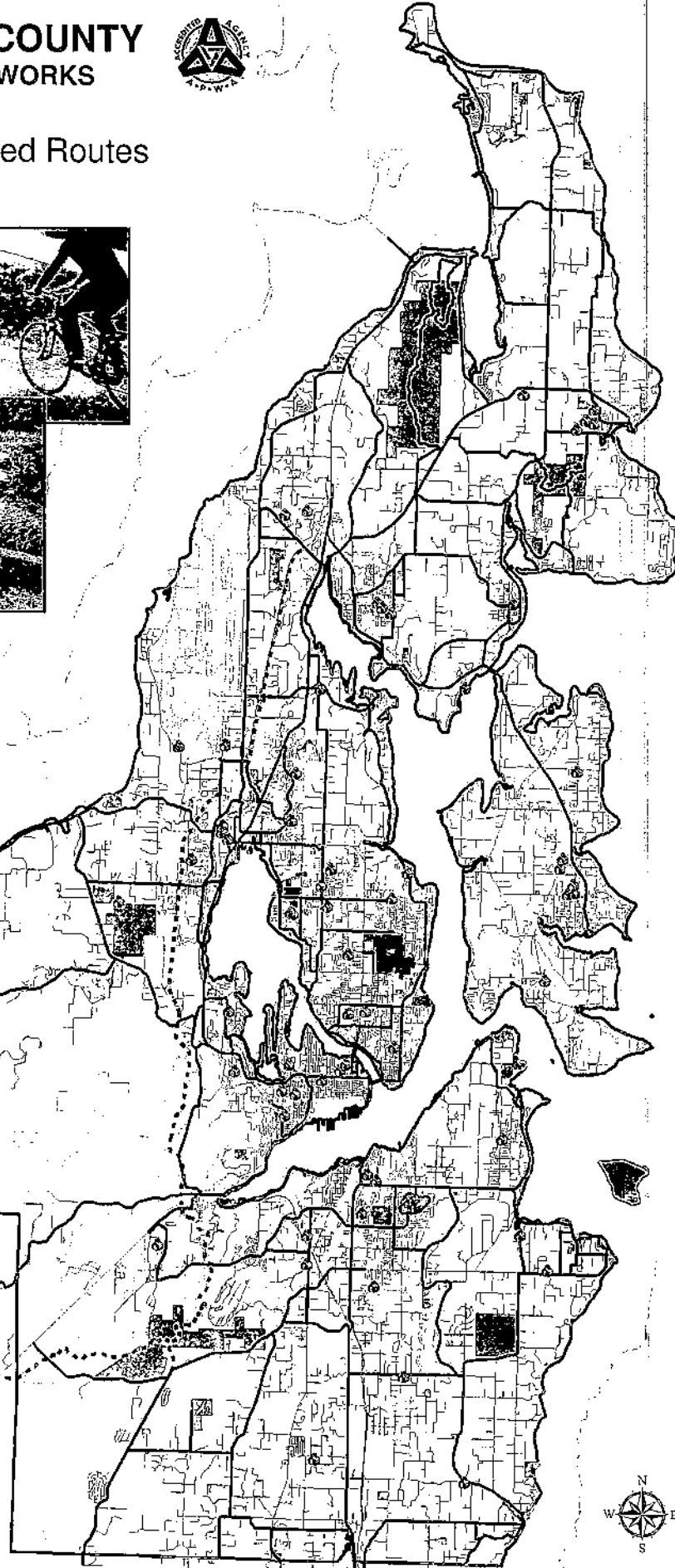
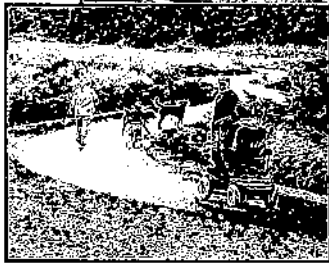
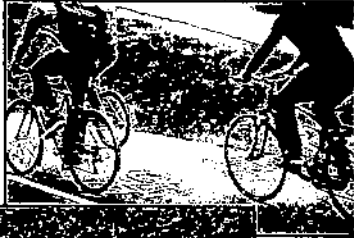
| | |
|--|----------------------|
| | Trails |
| | Roads |
| | Route |
| | Concept Route |
| | Military |
| | Parks |
| | City Limits |
| | Urban Growth Areas |
| | Schools |
| | Kitsap Transit Ferry |
| | WSF |



KITSAP COUNTY PUBLIC WORKS



Non-Motorized Routes



— Roads
 - - - Non-Motorized Route
 ■ ■ ■ Concept Route
 [] Military
 [] Parks
 [] Reservation
 [] City Limits
 [] Urban Growth Areas
 [] Schools













This map was created from existing map documents and does not represent a field survey. It is intended for informational purposes only and should not be used for engineering or construction purposes. The map is not a substitute for a field survey.

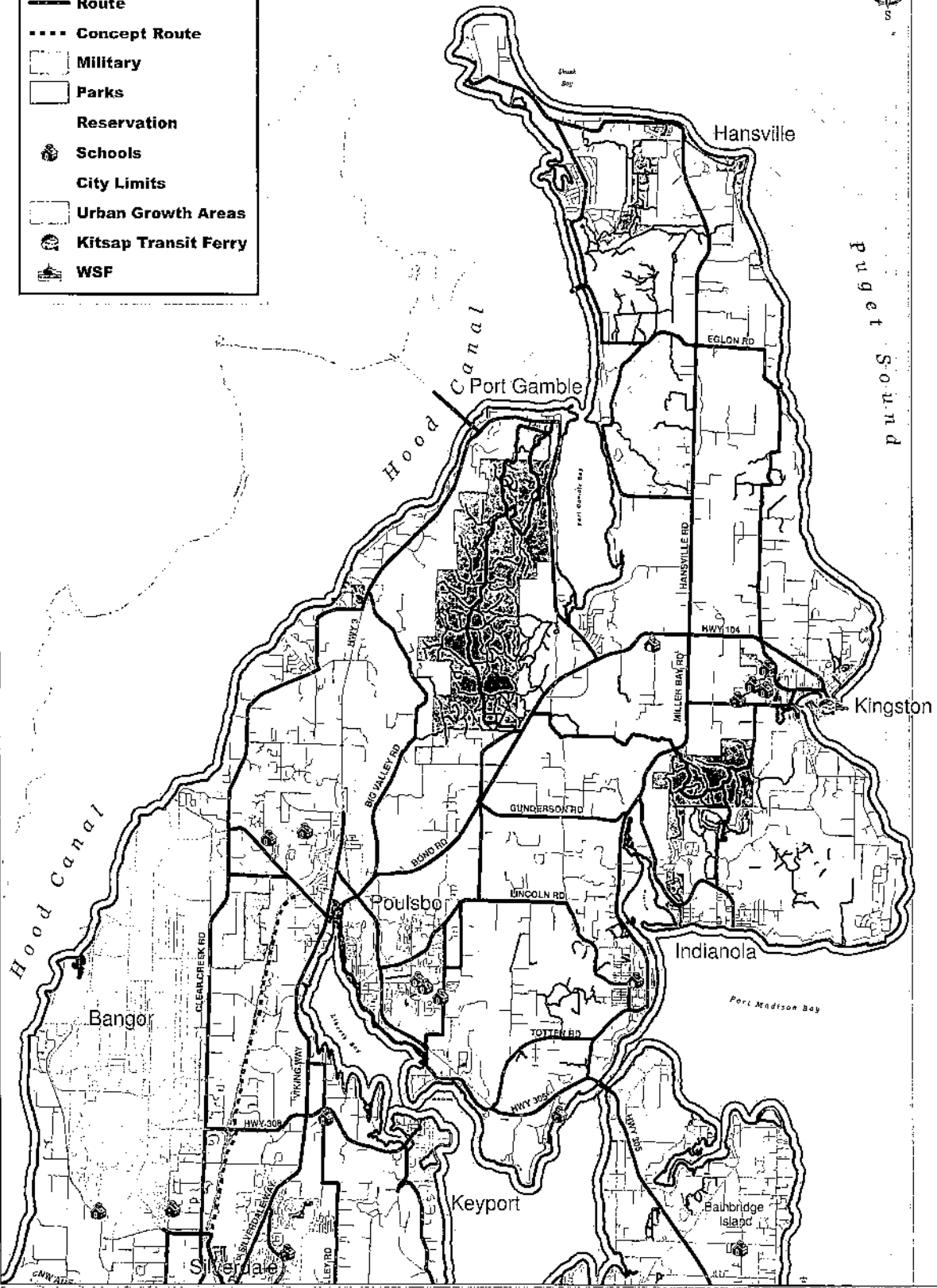
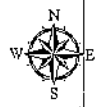
Roads through this area are to be used by every owner to every corner.

0 1/2 1 2 3 4 5 Miles
 June 8, 2018



Ordinance Amendment 7, Exhibit 1 - Non-Motorized Routes Map

-  Trails
-  Roads
-  Route
-  Concept Route
-  Military
-  Parks
-  Reservation
-  Schools
-  City Limits
-  Urban Growth Areas
-  Kitsap Transit Ferry
-  WSF



Non-Motorized Routes
North Kitsap

This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranty of any sort, including accuracy, fitness, or merchantability, is made by the user of this map. The user of this map assumes responsibility for determining its suitability for its intended use.
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *



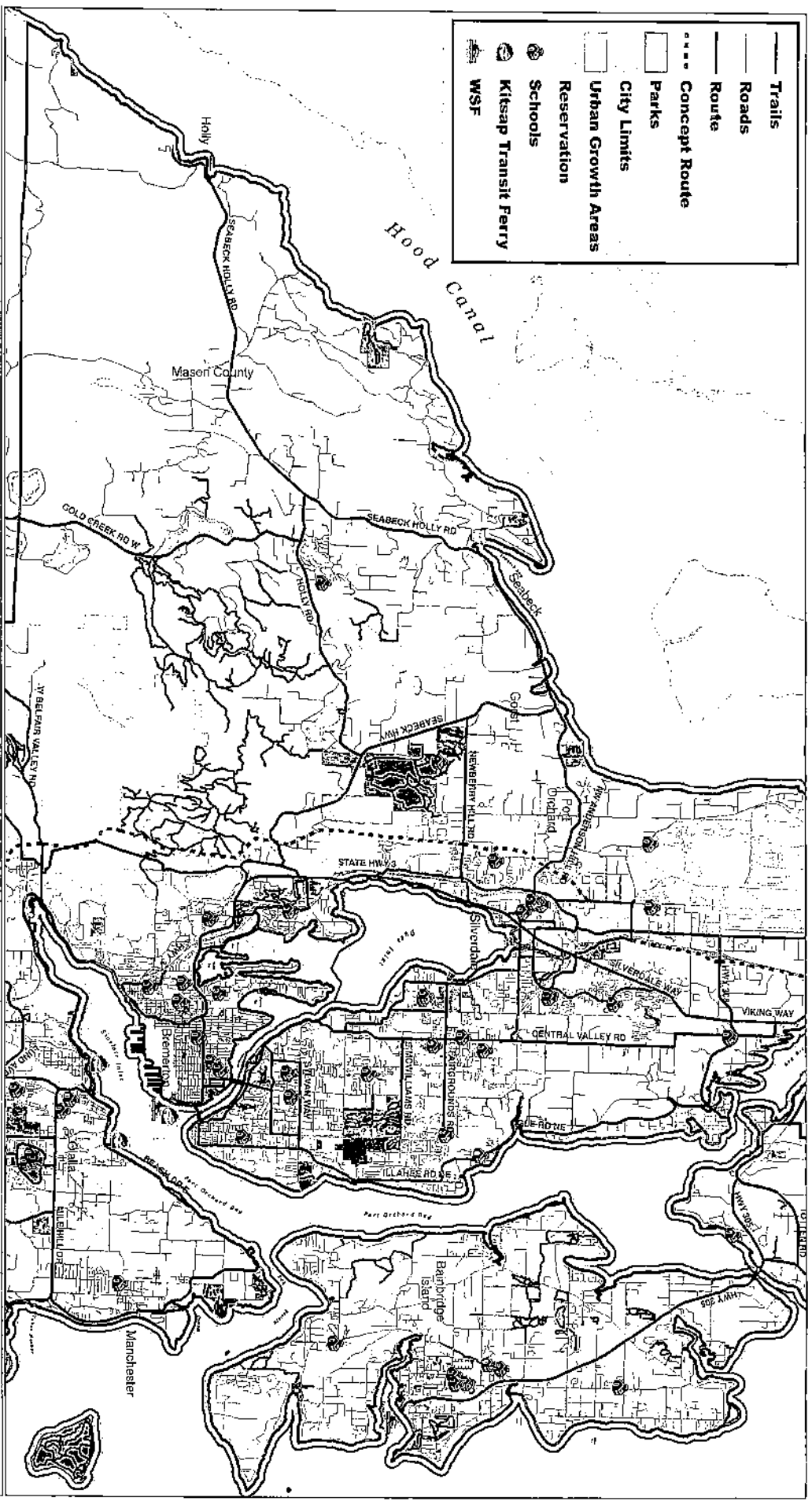
Landscape Assessment 1, Exhibit 1 - Non-Motorized Routes Plan



Non-Motorized Routes

Central Kitsap

| | |
|--|----------------------|
| | Trails |
| | Roads |
| | Route |
| | Concept Route |
| | Parks |
| | City Limits |
| | Urban Growth Areas |
| | Reservation |
| | Schools |
| | Kitsap Transit Ferry |
| | WSF |



This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranty of any sort, including accuracy, fitness, or merchantability, accompanies this product. The user of this map assumes responsibility for determining its suitability for the intended use. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY. Routes, through cities are limited to depict only those connecting to county facilities.

Attachment 1
Exhibit 2

Unofficial Copy

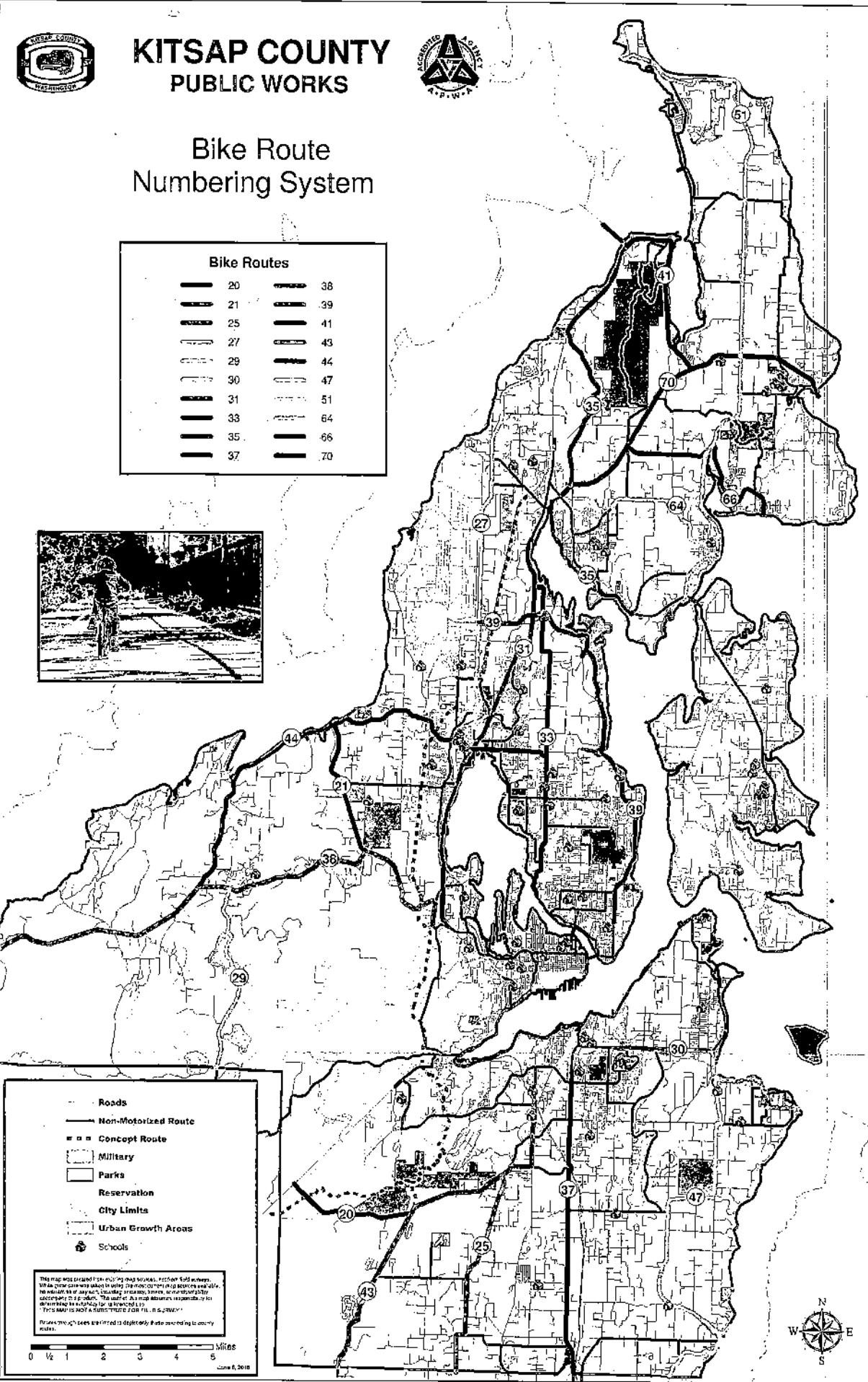


KITSAP COUNTY PUBLIC WORKS



Bike Route Numbering System

| Bike Routes | | | |
|-------------|----|--|----|
| | 20 | | 38 |
| | 21 | | 39 |
| | 25 | | 41 |
| | 27 | | 43 |
| | 29 | | 44 |
| | 30 | | 47 |
| | 31 | | 51 |
| | 33 | | 64 |
| | 35 | | 66 |
| | 37 | | 70 |



- Roads
 - Non-Motorized Route
 - Concept Route
 - Military
 - Parks
 - Reservation
 - City Limits
 - Urban Growth Areas
 - Schools

This map was created from existing data sources. KITSAAP COUNTY PUBLIC WORKS does not warrant the accuracy of the data. The user of this map assumes all responsibility for its use. The user of this map assumes all responsibility for its use. The user of this map assumes all responsibility for its use.

Please do not be misled by the symbols. They are not intended to be used as a substitute for a professional survey.

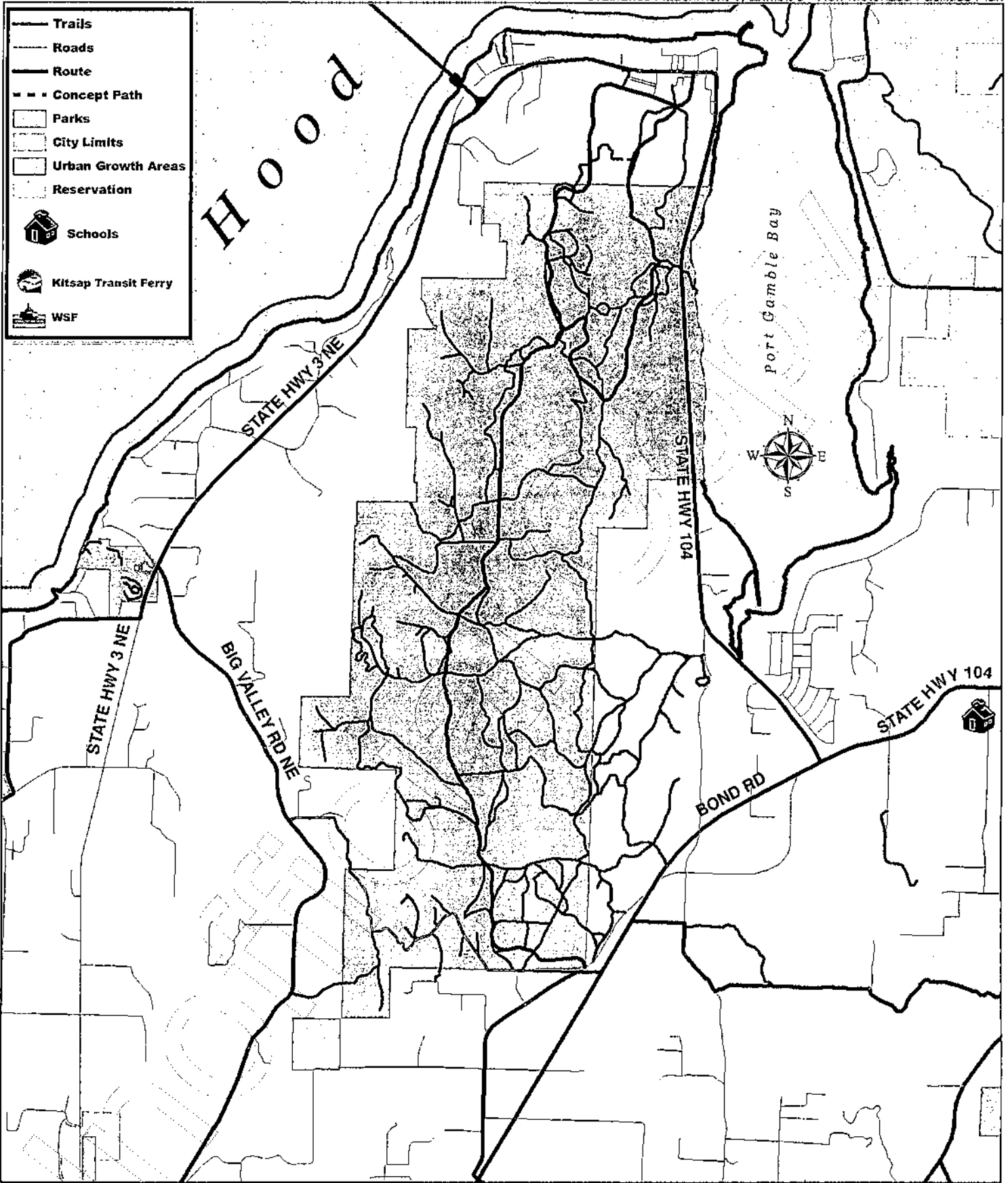
0 1/2 1 2 3 4 5 Miles
 June 8, 2018

COMPASS ATTACHMENT 1, EXHIBIT 2 - NON-MOTORIZED ROUTES PLAN



Attachment 1
Exhibit 3

Unofficial Copy

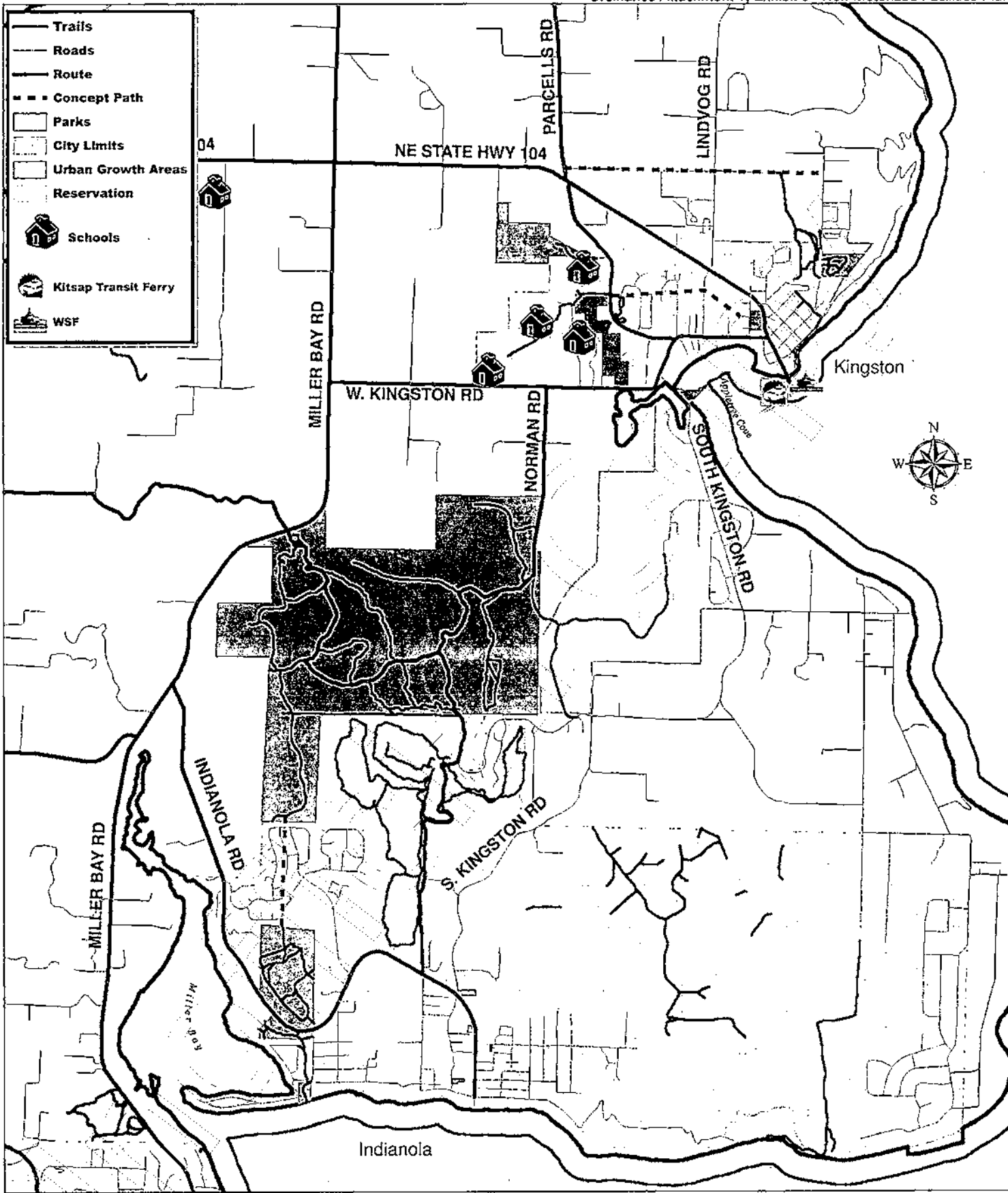


Port Gamble

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* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Routes through cities are limited to depict only those connecting to county routes.



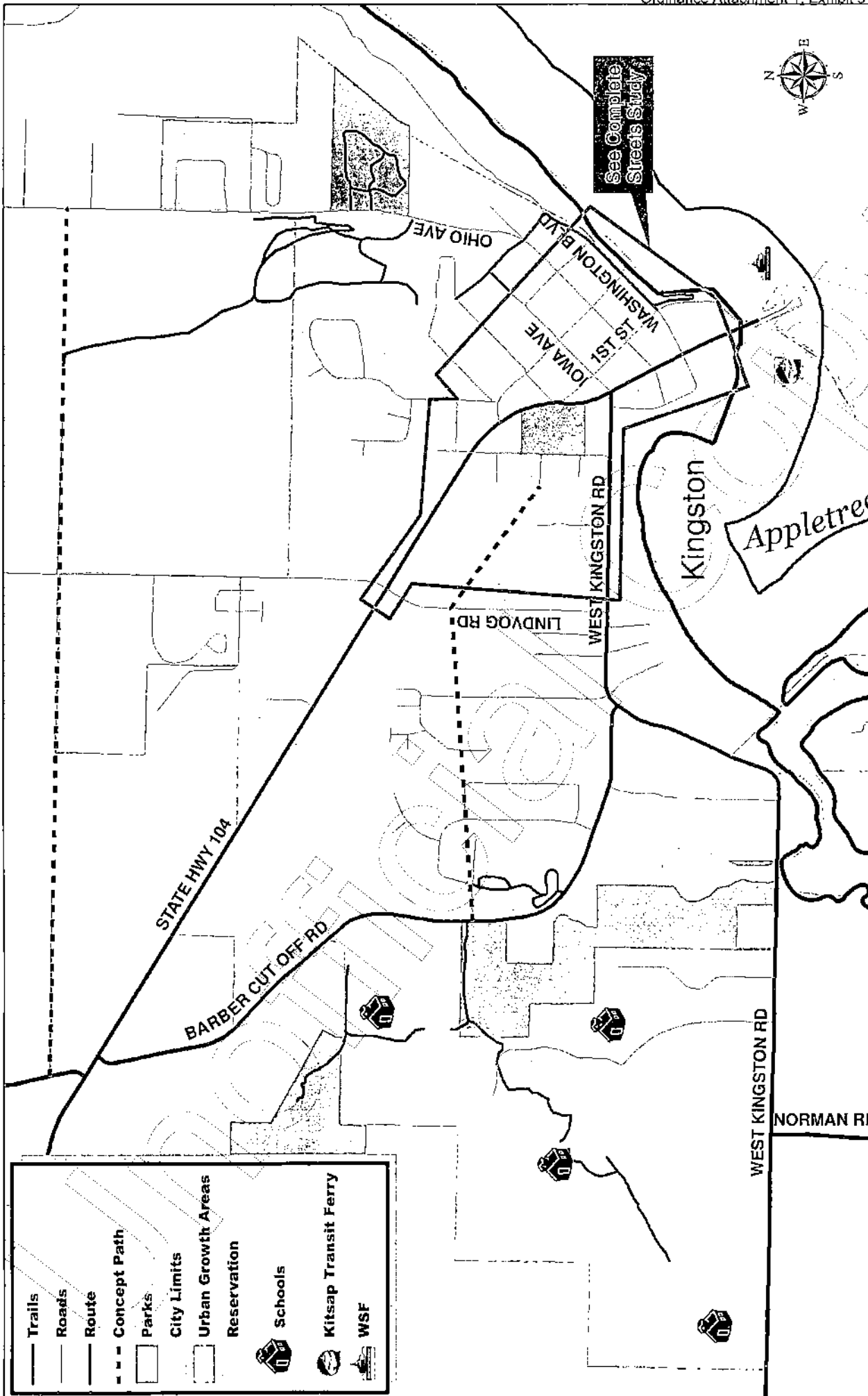


Kingston & Indianola

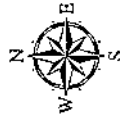
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See Complete Streets Study



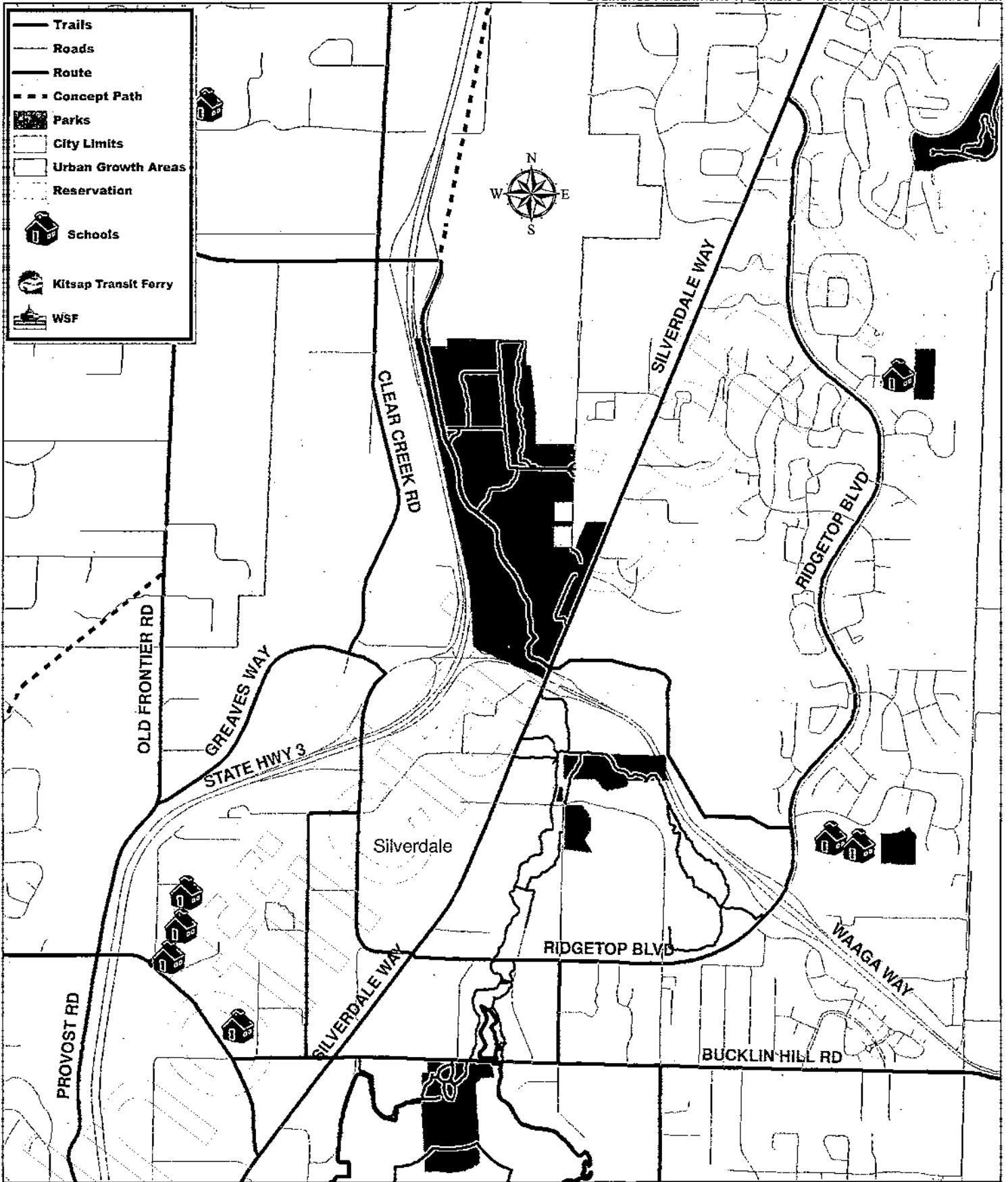
| | |
|--|----------------------|
| | Trails |
| | Roads |
| | Route |
| | Concept Path |
| | Parks |
| | City Limits |
| | Urban Growth Areas |
| | Reservation |
| | Schools |
| | Kitsap Transit Ferry |
| | WSF |

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Kingston



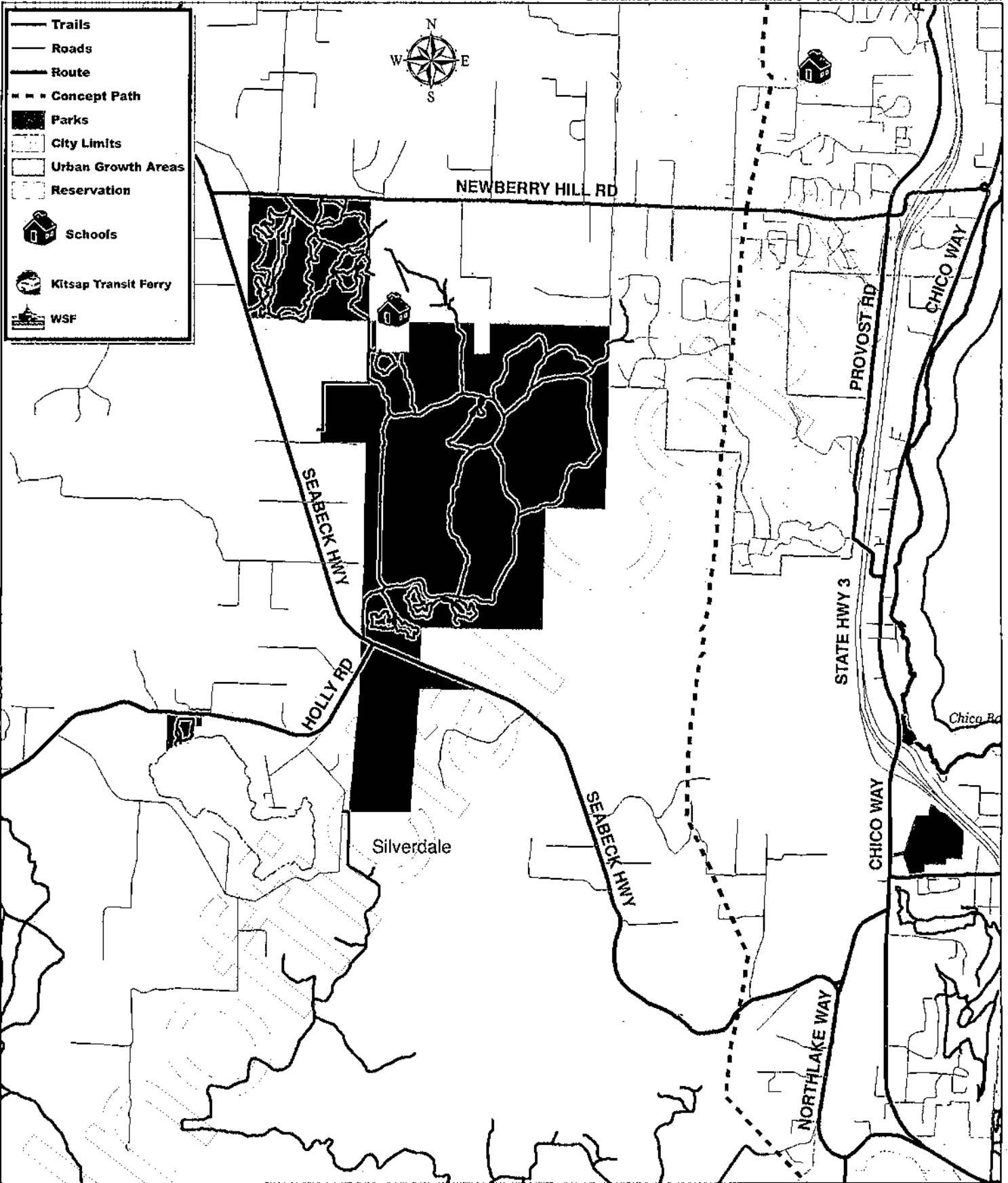


Clear Creek Trail

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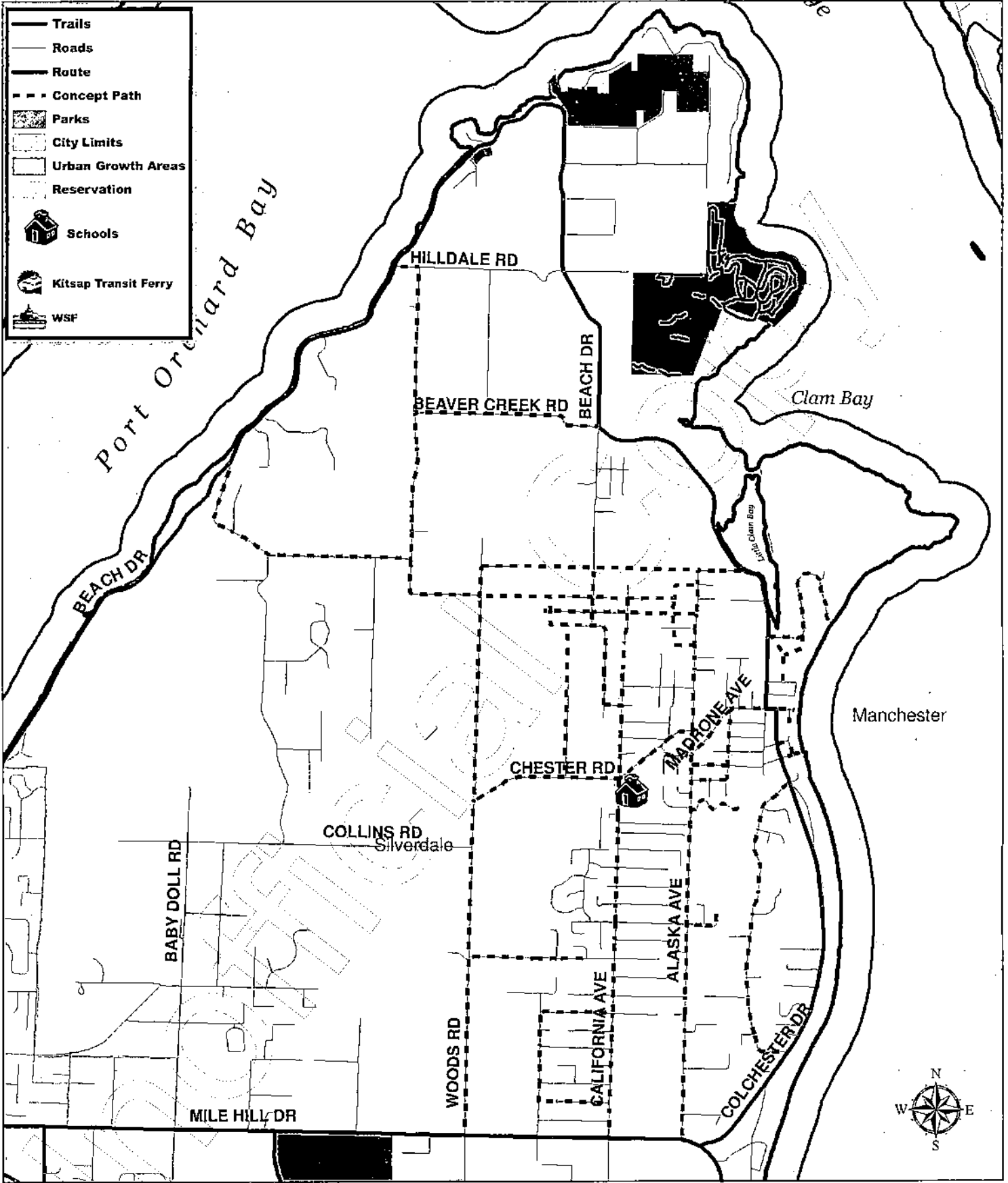


Newberry Hill

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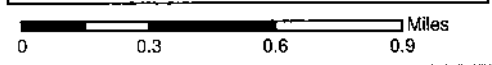
Routes through cities are limited to depict only those connecting to county routes.

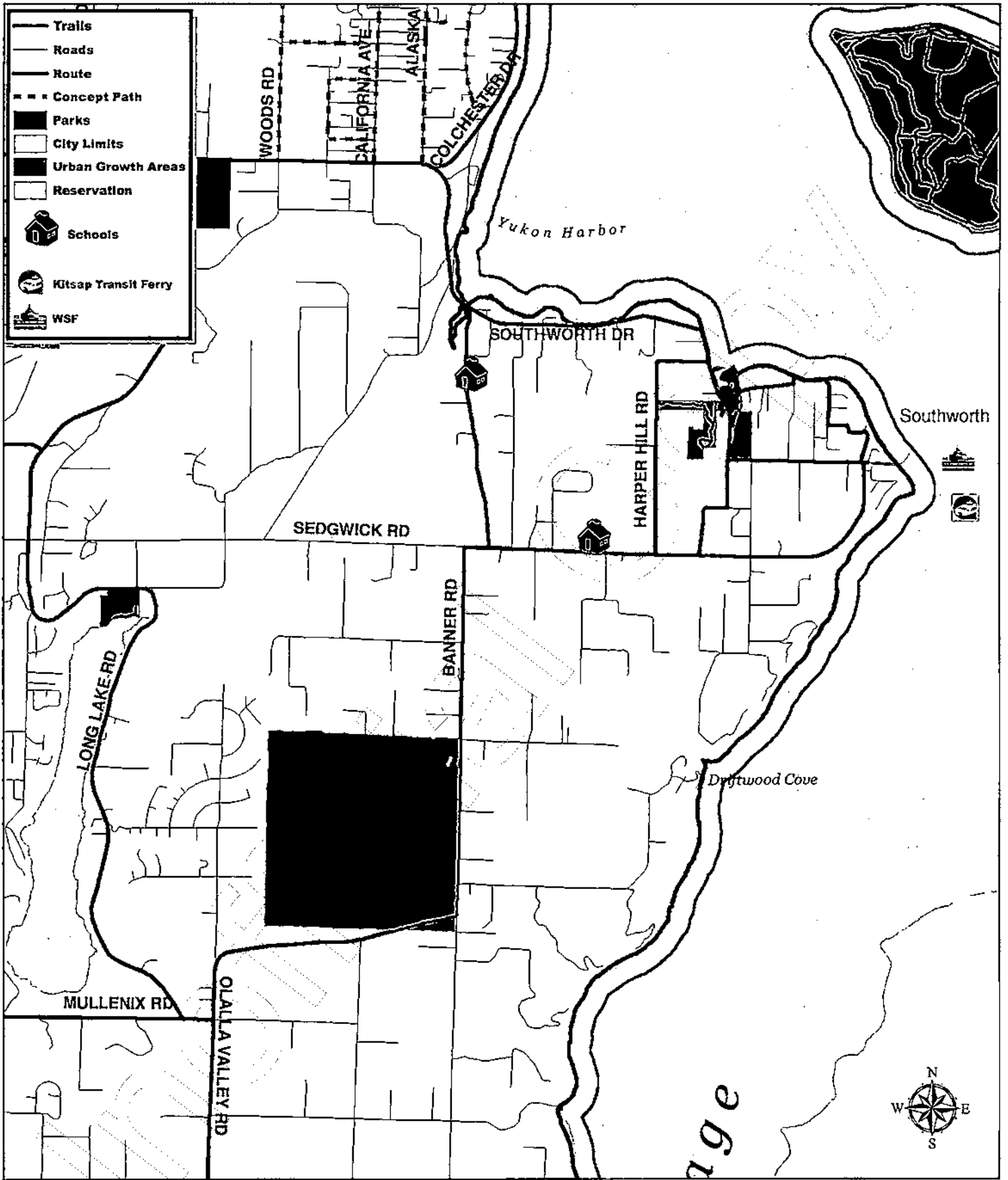




Manchester

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Southworth

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Attachment 2

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1 **Amendment #1: Mixed-Use Requirement (CP)**
2

3 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
4 91, adopted by Ordinance 543 (2016), is amended as follows:
5

6 Kingston Policy 6. ~~Reserved. Encourage compact residential development in the downtown core~~
7 ~~as defined by Urban Village Center and other relative commercial zones.~~
8

9 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
10 96, adopted by Ordinance 543 (2016), is amended as follows:
11

12 Kingston Policy 53. Encourage a mix of urban residential, mixed-use, and commercial
13 development in the downtown core as defined by the boundaries of the Urban Village Center
14 and other commercial zones.
15
16

17 **Amendment #2: Mixed-Use Requirement (KCC)**
18

19 Scrivener's note: This amendment to remove the mixed-use requirement language ("Total gross
20 floor area devoted to residential use in any project shall not exceed 2/3 of the total proposed gross
21 floor area. (24)") from KCC 17.420.054 was incorporated into Amendment #7.
22
23

24 **Amendment #3: Parking Incentives (CP)**
25

26 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
27 95, adopted by Ordinance 543 (2016), is amended as follows:
28

29 Kingston Policy 42. As feasible, implement incentive-based parking programs within the Urban
30 Village Center Zone, such as transit-oriented development, off-site parking, shared-use parking
31 and on-street parking. On-street parking incentives should be limited to short-term customer
32 parking close to or adjacent to the commercial development.
33
34

35 **Amendment #4: Completed Subarea Policies (CP)**
36

37 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
38 96, adopted by Ordinance 543 (2016), is amended as follows:
39

40 Kingston Policy 47. ~~Reserved. Review mixed use standards for Urban Village Center and amend~~
41 ~~as necessary.~~
42

43 Kingston Policy 48. ~~Reserved. Increase residential density allowance in Urban Village Center.~~
44
45
46

1 **Amendment #5: UVC Maximum Density (CP)**

2
3 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Urban Village Center zone
4 maximum density, page 11-147, adopted by Ordinance 534 (2016), is amended as follows:

5
6 ~~Up to 18 dwelling units / acre~~

7 Min: 10

8 Max: NA

9
10
11 **Amendment #6: UVC Maximum Density (KCC)**

12
13 Kitsap County Code Section 17.260.010 'Purpose', last amended by Ordinance 534 (2016), is
14 amended as follows:

15
16 **17.260.010 Purpose.**

17
18 A. Purpose – Generally. The general purposes of the urban center zones are as follows:

- 19 1. To foster a development pattern offering direct, convenient pedestrian, bicycle, and
20 vehicular access between residences and businesses, in order to facilitate pedestrian and
21 bicycle travel and reduce the number and length of automobile trips.
22 2. To provide for a compatible mix of single-family, multifamily housing and neighborhood
23 commercial businesses and services, with an emphasis on promoting multi-story structures
24 with commercial uses generally located on the lower floors and residential housing generally
25 located on upper floors.
26 3. To promote a compact growth pattern to efficiently use developable land within UGAs,
27 to enable the cost-effective extension of utilities, services and streets, to enable frequent
28 and efficient transit service, and to help sustain neighborhood businesses.
29 4. To foster the development of mixed use areas that are arranged, scaled and designed to
30 be compatible with surrounding land.

31
32 B. Specific Purposes for the Urban Village Center (UVC) Zone. This zone provides for a
33 compatible mix of small-scale commercial uses and mixed-density housing, typically in multi-
34 story buildings. Development within the zone should promote neighborhood identity, by
35 providing a range of commercial retail and service opportunities in close proximity to housing.
36 The UVC zone is intended to encourage flexible land uses, recognizing that the exact
37 configuration of uses must be responsive to community needs and market conditions.
38 Accordingly, commercial and residential uses may be mixed either vertically or horizontally in
39 the UVC zone, though the more common configuration locates commercial uses on the lower
40 floors of multi-story structures, with residential units located above. ~~Residential densities within~~
41 ~~this zone may not exceed eighteen units per net acre.~~ Development within the UVC zone must
42 occur in a manner that results in the design and construction of an interconnected system of
43 pedestrian and bicycle trails and facilities linking the development in the UVC zone to
44 surrounding residential neighborhoods, open spaces, recreational areas, and transportation
45 corridors.

1 **Amendment #7: UVC Maximum Density (KCC)**
 2
 3 Kitsap County Code Section 17.420.054 'Commercial, industrial, and parks zones density and dimensions table', last amended by Ordinance
 4 550 (2018), is amended as follows:
 5
 6 **17.420.054 Commercial, industrial, and parks zones density and dimensions table.**
 7

| Standard | Commercial | | | | | Industrial | | | | | Public Facilities | |
|----------------------------------|--|------------|-----------|------------|------------------------|------------|---|---------|------------------|-----|-------------------|----|
| | UVC (5) | NC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | -- |
| Min. density (du/acre) (57) | 10 | 10 | 10 | | 10 | None | NA | NA | NA | NA | NA | NA |
| Max. density (du/acre) | NA | 30 | 30 | | 20 base, 30 max (53) | None | NA | NA | NA | NA | NA | NA |
| Min. lot size | NA | NA | NA | | NA | NA | 7 acres (49) | NA | NA | NA | NA | NA |
| Max. lot size | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | NA |
| Min. lot width (feet) | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | NA |
| Min. lot depth (feet) | NA | NA | NA | | NA | NA | NA | NA | NA | 200 | NA | NA |
| Max. height (feet) (40) | 45 | 35 (17) | 35 (17) | | 25 base, 45 max (53) | 35 | 35 (17) | 35 (17) | 35 (17) | 35 | 35 (17) | |
| Max. impervious surface coverage | 85% | 85% | 85% | | 35% base, 50% max (53) | 85% | NA | 50% | NA | 85% | NA | |
| Max. lot coverage | Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet. | NA | NA | | 35% | None | 60% building coverage or 35 determined by master plan process | NA | 60% lot coverage | NA | NA | |

| Standard | Commercial | | | | | | | Industrial | | | | Public Facilities |
|---|--|-------------|-----------|------------|---------|---------------------------------------|-------------|-------------|-------------|---------------------------------------|------------|-------------------|
| | UVC (5) | INC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | |
| | shall not exceed 2/3 of the total proposed gross floor area (24) | | | | | | | | | | | |
| Setbacks (34)(48) | | | | | | | | | | | | |
| Min. front (feet) (29)(41)(42) (43)(46) | None | 20 | 20 | | None | 20 (26) | 20 (23)(26) | 20 (23)(26) | 20 (27) | 20 (26) | 20, 0 (54) | |
| Max. front (feet) (41)(42)(43) | NA | NA | NA | | 10 (52) | NA | NA | NA | NA | NA | NA | |
| Side (feet) (29)(42)(43) | None | 10 (21) | 10 (21) | | 0 | 20, 50 when abutting residential (26) | 20 (23)(26) | 20 (23)(26) | None (27) | 20, 50 when abutting residential (26) | 10 | |
| Rear (feet) (29)(42)(43) | None | 10 (21) | 10 (21) | | 15 | 20, 50 when abutting residential (26) | 20 (23)(26) | 20 (23)(26) | None (27) | 20, 50 when abutting residential (26) | 10, 0 (54) | |

1 **Amendment #8: UVC Mixed-Use Footnote (KCC)**
2

3 Kitsap County Code Section 17.420.060 'Footnotes for tables', last amended by Ordinance 550
4 (2018), is amended as follows:
5

6 **17.420.060 Footnotes for tables.**

7 A. Where noted on the preceding tables, the following additional provisions apply:

- 8 1. Except for those buildings directly associated with timber production and harvest.
- 9 2. Except for silos and other uninhabited agricultural buildings.
- 10 3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at
11 densities below the minimum required for the zone under the following circumstances:
 - 12 a. The reduced density provides a greater protection for critical areas or environmentally
13 sensitive areas; and
 - 14 b. The intent of the short subdivision or subdivision is to keep the property in the
15 ownership of the immediate family members.
- 16 4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage
17 than that required under this chapter, or if the dimensions of the lot are less than required, said
18 lot may be occupied by any reasonable use allowed within the zone subject to all other
19 requirements of this chapter. If there are contiguous lots of record held in common ownership,
20 each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total
21 square footage than required by this chapter, or the dimensions of one or more of them are less
22 than required, said lots shall be combined to meet the minimum lot requirements for size and
23 dimensions.
- 24 5. The Design Standards for the Community of Kingston sets forth policies and regulations for
25 properties within the downtown area of Kingston. All development within this area must be
26 consistent with these standards. A copy of the Design Standards for the Community of Kingston
27 may be referred to on the Kitsap County web page or at the department of community
28 development front counter.
- 29 6. Building replacements and remodels shall not create in excess of a total of forty percent
30 hard surface for lot area or more than the total existing hard surface area, whichever is greater.
- 31 7. Excess area from acreage used to support proposed densities but not devoted to residential
32 lots and public improvements such as streets and alleys shall be permanently dedicated and
33 reserved for community open space, park land, and similar uses. For developments proposing
34 densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes
35 shall not apply, except that existing dwelling units shall be allocated lot area between three
36 thousand five hundred and seven thousand five hundred square feet. New proposals may then
37 proceed using the five-acre lot requirements for the rural residential (RR) zone.
- 38 8. Hotels may be developed with four above-ground floors and up to a height not exceeding
39 fifty feet with approval of the fire marshal and relevant fire district.

1 9. May be reduced to ten feet for residential uses through the administrative conditional use
2 or PBD process.

3 10. Uses allowed through the conditional use process shall provide minimum side setbacks of
4 ten feet and minimum rear setbacks of twenty feet.

5 11. Any newly created lot within the Suquamish rural village shall be subject to Chapter 16.48,
6 Short Subdivisions, and must meet the lot requirements below:

7 a. Lot Requirements.

8 i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.

9 ii. Minimum lot width: one hundred feet.

10 iii. Minimum lot depth: one hundred feet.

11 b. Setbacks.

12 i. Front: twenty feet.

13 ii. Side: five feet.

14 iii. Rear: five feet.

15 12. Nonconforming Lots.

16 a. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before
17 the adoption of the Manchester Community Plan, is less than eight thousand seven hundred
18 twelve square feet in size or does not meet the dimensional requirements of its zone, the lot
19 may be occupied by any use allowed within the zone subject to all other requirements of
20 this chapter.

21 b. Nonconforming Lots in Common Ownership. Contiguous lots of record held in common
22 ownership, each lot legally created before adoption of the Manchester Community Plan,
23 must be combined to meet the minimum lot requirements of its zone if one or more of the
24 lots are less than eight thousand seven hundred twelve square feet in size or do not meet
25 the dimensional requirements of its zone and, at the time of adoption of the Manchester
26 Community Plan (March 18, 2002), either (i) a residential structure encumbered more than
27 one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or
28 more of the lots is sold or otherwise removed from common ownership after the adoption
29 of the Manchester Community Plan, it will not be considered to meet the minimum lot
30 requirements for nonconforming lots in single ownership. Property with two contiguous lots
31 legally created before adoption of the Manchester Community Plan with a residential
32 structure entirely on one lot may develop the second lot consistent with applicable zoning.

33 13. Residential structures within the MVC zone may not exceed twenty-eight feet.

34 14. Within the view protection overlay, the maximum height for buildings and new vegetation
35 shall be twenty-eight feet. Height shall be measured from the average elevation of the
36 property's buildable area to the structure's highest point. Kitsap County will not enforce
37 vegetation height standards. Buildable area is considered all portions of the property except
38 wetlands and/or geologically hazardous areas. Properties within the view protection overlay

1 zone may build or have new vegetation as high as thirty-five feet under the following
2 circumstances:

- 3 a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or
4 the Puget Sound from the subject property or any adjacent property; or
- 5 b. The owners of all adjacent properties approve the building height prior to building
6 permit issuance; or
- 7 c. It can be explicitly shown that the structure will not cause the blockage of existing views
8 from any of the adjacent properties.

9 15. Clustering residential development is encouraged in all development. When clustering
10 development, if a property owner designates forty percent of the gross acreage as naturally
11 vegetated open space, he or she may create one additional lot for every five lots clustered. The
12 additional lot may not reduce the naturally vegetated open space to an amount less than forty
13 percent of the gross acreage of the development.

14 16. All properties within the Manchester village must also meet the requirements of the
15 stormwater management ordinance, Chapters 12.04 through 12.32.

16 17. A greater height may be allowed as set forth below and in accordance with the procedures
17 in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire
18 district and compatible with surrounding uses and zones. Such approval shall result in a
19 decrease in building coverage, an increase in public amenities, and/or a more creative or
20 efficient use of land. The maximum building height approved by the director shall not exceed:

- 21 a. In the NC and P zones: forty-five feet.
- 22 b. In the UH and C zones: sixty-five feet.
- 23 c. In the UM, BP, BC, and IND zones: fifty-five feet.
- 24 d. Height and density requirements for urban high and regional center reflected in Section
25 17.420.058, Silverdale regional center and design district density and dimension table.

26 18. The minimum and maximum densities within the range are based upon the net acreage of
27 the property(ies) after the removal of critical areas. In determining a development proposal's
28 actual density within the range, the features of the subject parcel including on-site or adjacent
29 wetlands, streams or steep slopes shall be considered first.

30 19. Reserved.

31 20. Reserved.

32 21. Twenty feet when abutting a residential zone.

33 22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline
34 area.

35 23. The minimum site setback shall be seventy-five feet for any yard abutting a residential
36 zone, unless, based upon a site-specific determination, berming and landscaping approved by
37 the director is provided that will effectively screen and buffer the business park activities from
38 the residential zone that it abuts; in which case, the minimum site setback may be reduced to

1 less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site
2 setbacks shall be twenty feet.

3 ~~24. Reserved. An individual structure intended for future mixed commercial and residential~~
4 ~~uses may initially be used exclusively for residential use if designed and constructed for eventual~~
5 ~~conversion to mixed commercial and residential use once the urban village center matures.~~

6 25. For new building permit applications on vacant lots over eighteen thousand square feet
7 located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum
8 lot size shall not exceed nine thousand square feet. This restriction shall not apply if:

9 a. The net developable area of the existing parcel is less than eighteen thousand square
10 feet; or

11 b. The project application will meet minimum density requirements as established by this
12 chapter.

13 26. No service road, spur track, or hard stand shall be permitted within required yard areas
14 that abut a residential zone.

15 27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-
16 foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts
17 to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures,
18 open storage, or parking shall be allowed within this area. The director shall only approve
19 screening buffers that improve the compatibility between the proposed use and the residential
20 zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when
21 based upon a site-specific determination that topography, berming or other screening features
22 will effectively screen industrial activities from the residential zone. Conversely, based upon a
23 similar site-specific determination, the director may increase the buffer width from fifty feet to
24 ensure adequate buffering and compatibility between uses.

25 28. Unless part of an approved zero-lot-line development.

26 29. One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.

27 30. No minimum lot size if property is used only for extraction.

28 31. Three hundred thirty feet if activity includes any uses in Section 17.170.020.

29 32. Existing lots developed with existing single-family residences are permitted to be
30 maintained, renovated and structurally altered. Additions to existing residential structures in
31 order to provide commercial uses are also permitted regardless of density.

32 33. Except for the height and density requirements reflected in Section 17.420.058, Silverdale
33 regional center and design district density and dimension table, all development within the
34 Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

35 34. Development abutting a street for which a standard has been established by the Kitsap
36 County arterial plan shall provide a special setback from the centerline of said street or a
37 distance adequate to accommodate one-half of the right-of-way standard established by the
38 arterial plans for the street. The building setback required by the underlying zone shall be in

1 addition to the special setback and shall be measured from the edge of the special setback line.
2 The special setback area shall be treated as additional required yard area and reserved for
3 future street widening purposes.

4 35. Reserved.

5 36. For standards applicable to master planned industrial developments and approved
6 industrial parks, see Sections 17.320.030 and 17.330.030.

7 37. Adjacent to airports, the director may impose height restrictions and/or other land-use
8 controls as deemed essential to prevent the establishment of air space obstructions in air
9 approaches to protect the public health, safety and welfare consistent with Federal Aviation
10 Regulations (FAR) Part 77.

11 38. Reserved.

12 39. Reserved.

13 40. Height limitations set forth elsewhere in this title shall not apply to the following: barns,
14 silos, or other farm buildings and structures, provided they are not less than fifty feet from every
15 lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles,
16 grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts,
17 aerials, elevator shafts, and other similar projections; and outdoor theater screens, provided
18 said screens contain no advertising matter other than the name of the theater. The proponent
19 seeking exception to the height limitation shall certify that the object being considered under
20 this provision will not shade an existing solar energy system which, by the determination of the
21 director, contributes substantially to the space- or water-heating requirements of a building.

22 41. The following exceptions apply to front yard requirements for dwellings:

23 a. If there are dwellings on both abutting lots with front yards less than the required depth
24 for the zone, the front yard for the lot need not exceed the average front yard of the
25 abutting dwellings.

26 b. If there is a dwelling on one abutting lot with a front yard less than the required depth
27 for the zone, the front yard need not exceed a depth of halfway between the depth of the
28 front yard on the abutting lot and the required front yard depth.

29 c. If a modification to the front yard requirement is necessary in order to site dwellings in a
30 manner that maximizes solar access, the director may modify the requirement.

31 d. On lots with multiple front yards, the front yard setback(s) in which the lot does not
32 receive access may be modified by the director. Based upon topography, critical areas or
33 other site constraints, the director may reduce these front yard setbacks to a minimum of
34 twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty
35 feet. The director may not modify front yard setbacks from county arterials or collectors.

36 Such reductions shall not have an adverse impact to surrounding properties.

37 42. The following exceptions apply to historic lots:

1 a. Building setback lines that do not meet the requirements of this title but were legally
2 established prior to the adoption of this title shall be considered the building line for
3 alterations, remodels, and accessory structures on the lot or parcel; providing, that no
4 structure or portion of such addition may further project beyond the established building
5 line.

6 b. Any single-family residential lot of record as defined in Chapter 17.110 that has a
7 smaller width or lot depth than that required by this title, or is less than one acre, may use
8 that residential zoning classification that most closely corresponds to the dimension or
9 dimensions of the lot of record, for the purpose of establishing setbacks from the property
10 lines.

11 43. Any structure otherwise permitted under this section may be placed on a lot or parcel
12 within a required yard area if the director finds that such a location is necessary because existing
13 sewer systems or roadways make compliance with the yard area requirements of this title
14 impossible without substantial changes to the site.

15 44. Reserved.

16 45. Density in the KVLK zone may be increased to three units per acre through a performance-
17 based development (PBD) process pursuant to the regulations cited in Section 17.360A.030(B).

18 46. A front porch and associated steps shall meet a minimum five-foot setback from the front
19 property line and the following requirements:

20 a. Porches shall be at least forty percent open on each of two sides.

21 b. Porches shall be a minimum of four feet by six feet.

22 47. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets
23 forth policies and regulations for properties within the Manchester village commercial district
24 (MVC). All developments within the MVC district must be consistent with these standards.

25 48. Shoreline properties are subject to Title 22 and may have additional buffers and setbacks
26 requirements not listed in the density and dimension tables. Properties constrained by critical
27 areas are subject to Title 19 and may have additional buffers and setbacks requirements not
28 listed in the density and dimension tables. Cornices, canopies, eaves, belt courses, sills, bay
29 windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches
30 into any required yard area. In no case shall a habitable area be considered for encroachment
31 into a required yard through any land use process. Additionally, fire escapes, open/uncovered
32 porches, balconies, landing places or outside stairways may extend up to twenty-four inches
33 into any required side or rear yards. Open/uncovered porches, balconies, landing places, or
34 outside stairways shall not extend more than six feet into any required front yard and shall be a
35 minimum of five feet from the front property line.

36 49. Minimum project size applies to the initial land use application for the property such as
37 master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site

1 plan consistent with scope and conditions of the land use approval is not required to meet this
2 minimum size.

3 50. New or remodeled structures within the Illahee view protection overlay zone may not
4 exceed twenty-eight feet. Kitsap County will not enforce vegetation height standards.

5 51. Reserved.

6 52. No motor vehicle parking allowed within the front yard setback. See also Section
7 17.400.060 regarding conditions under which maximum setbacks may increase, as well as
8 parking location standards.

9 53. Within the Gorst urban growth area, density, impervious surface coverage and height may
10 be increased to the maximum listed in the density and dimensions table through compliance
11 with the incentive program described in Section 17.400.080(B).

12 54. Standard listed applicable to Gorst UGA only.

13 55. Parcels located within the Silverdale Regional Center shall refer to the design standards
14 identified in Section 17.420.058, Silverdale regional center and design district density and
15 dimension table.

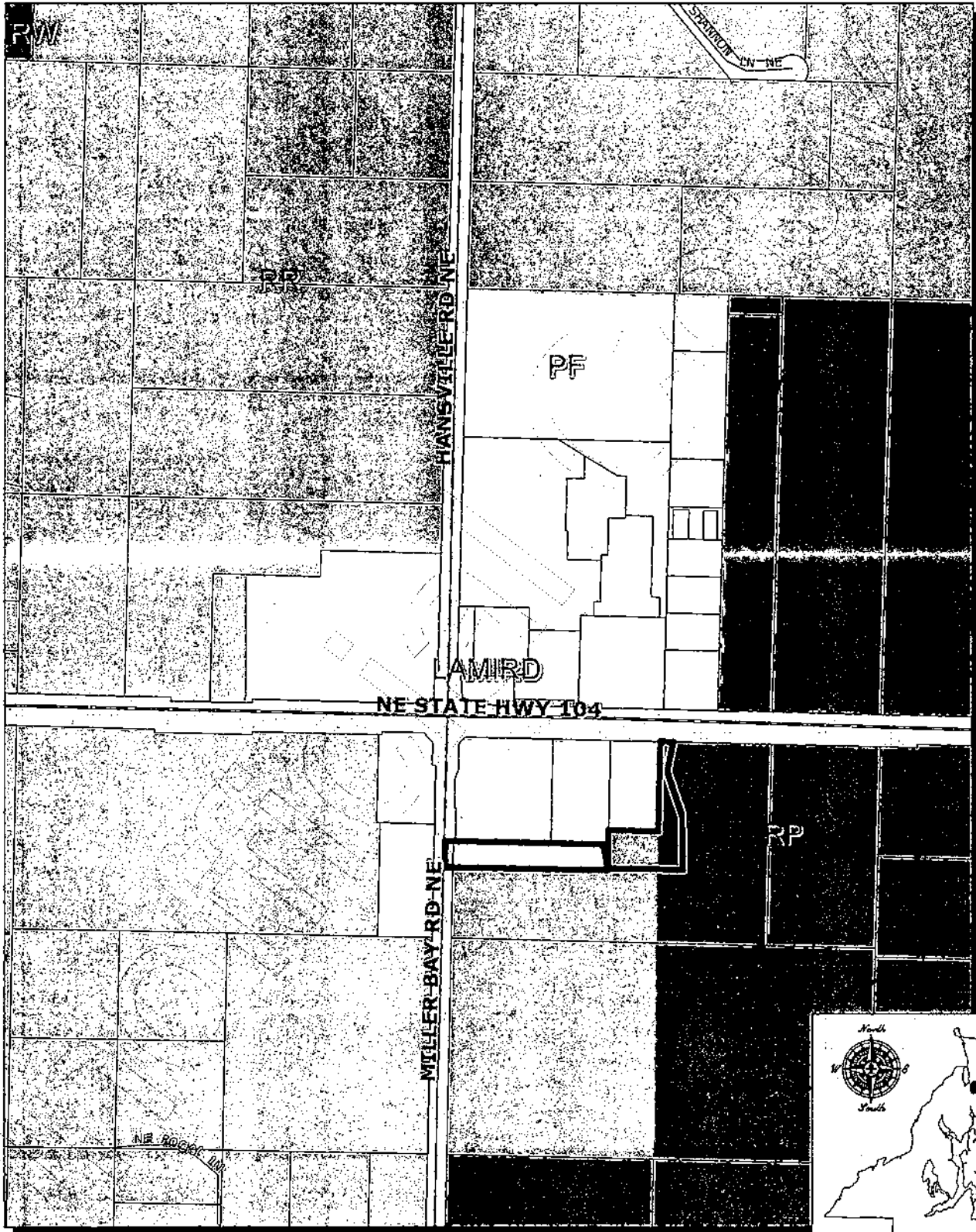
16 56. Height and density may be increased through Chapter 17.450, Performance Based
17 Development, or if a project qualifies as mixed use development and meets modification or
18 waiver request criteria as identified in Section 17.420.035, Additional mixed use development
19 standards.

20 57. Mixed use projects are not required to meet the minimum density requirements.

Attachment 3

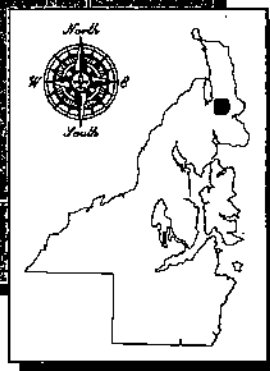
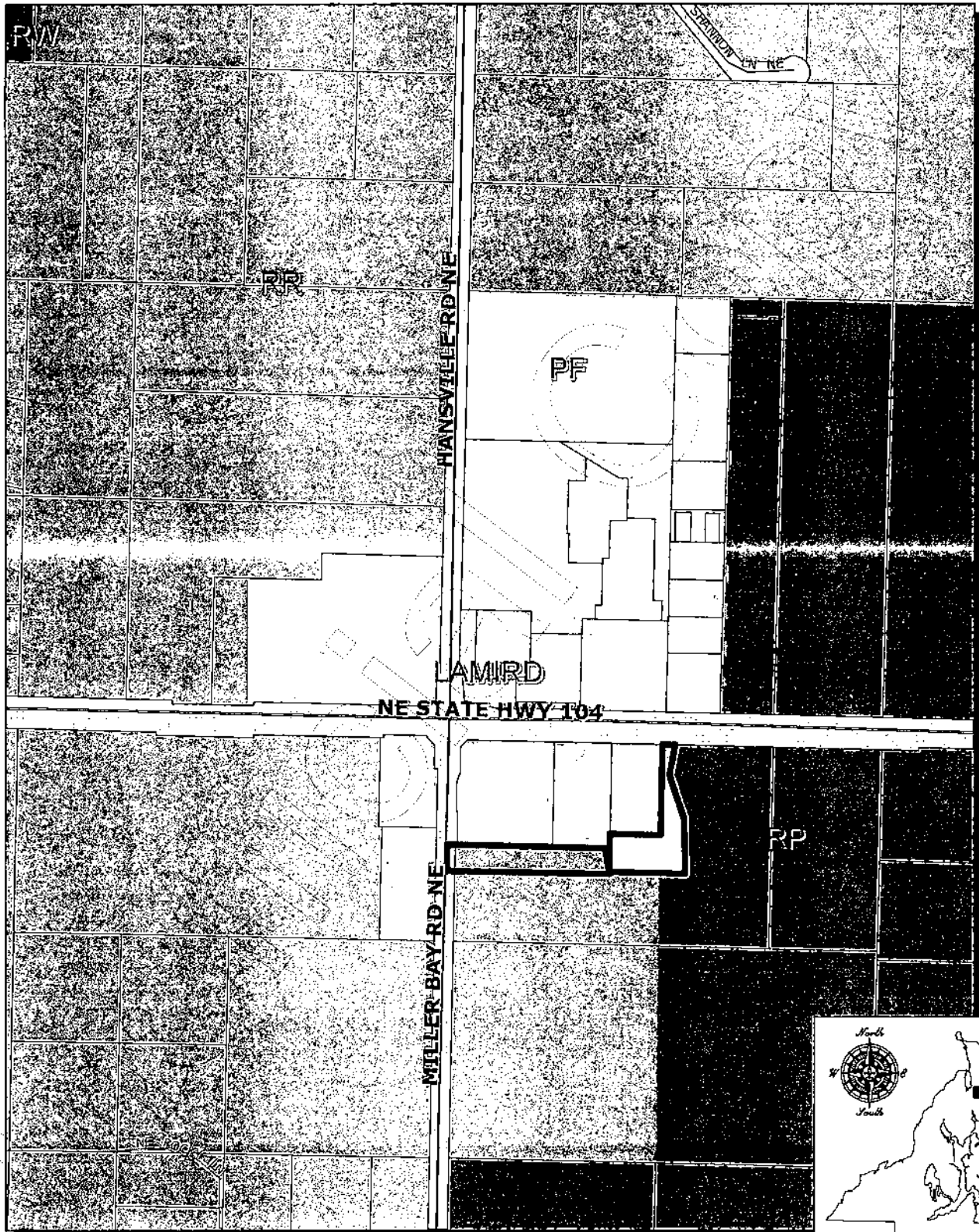
UNOFFICIAL COPY

 Existing Land Use Map Designations
George's Corner LAMIRD



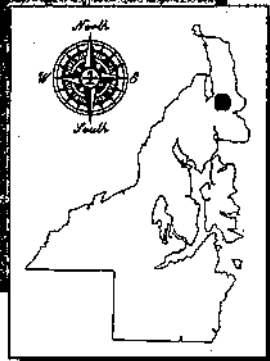
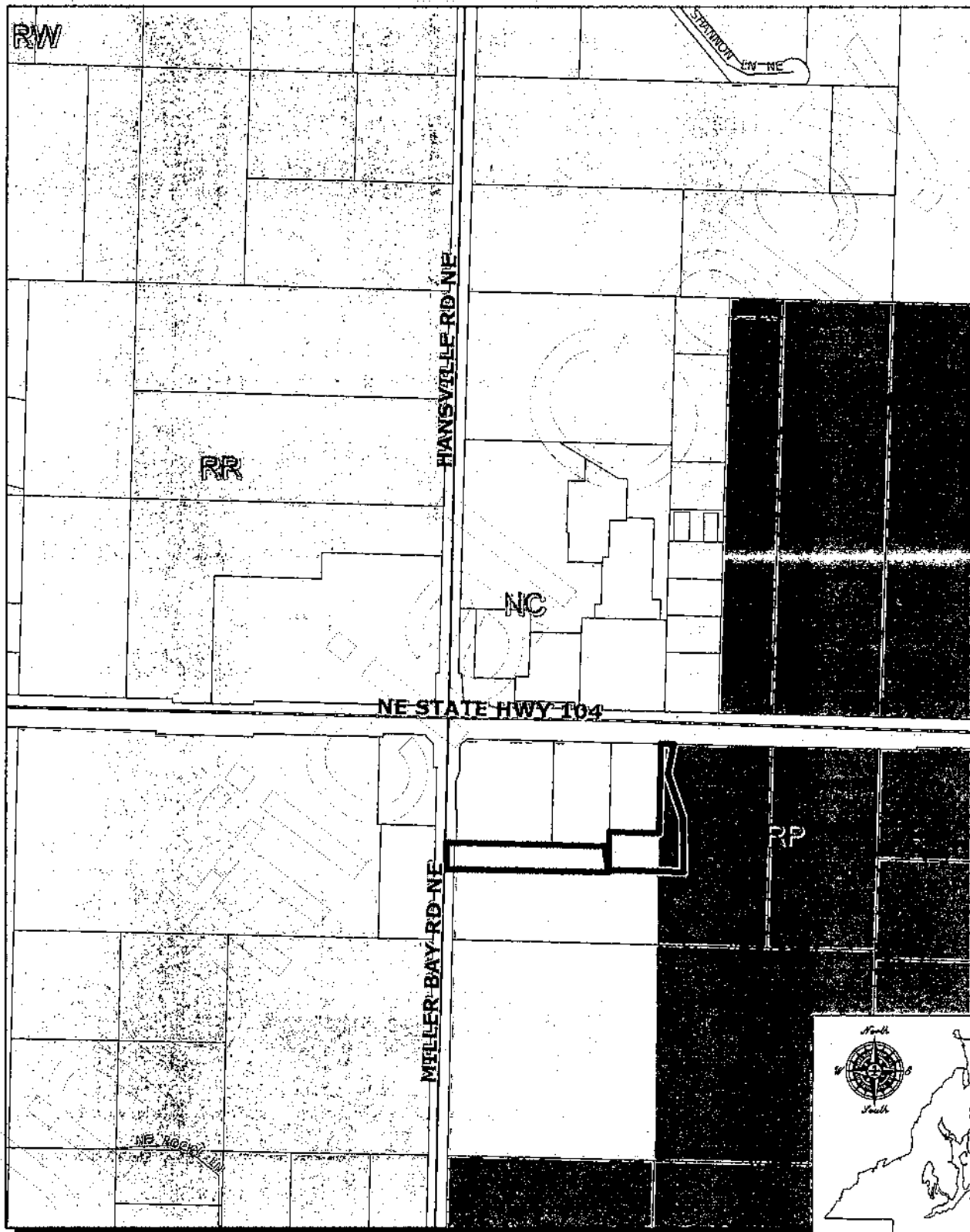


Adopted Land Use Map Designations George's Corner LAMIRD



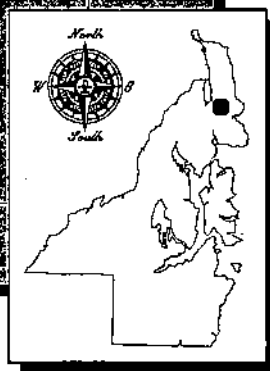
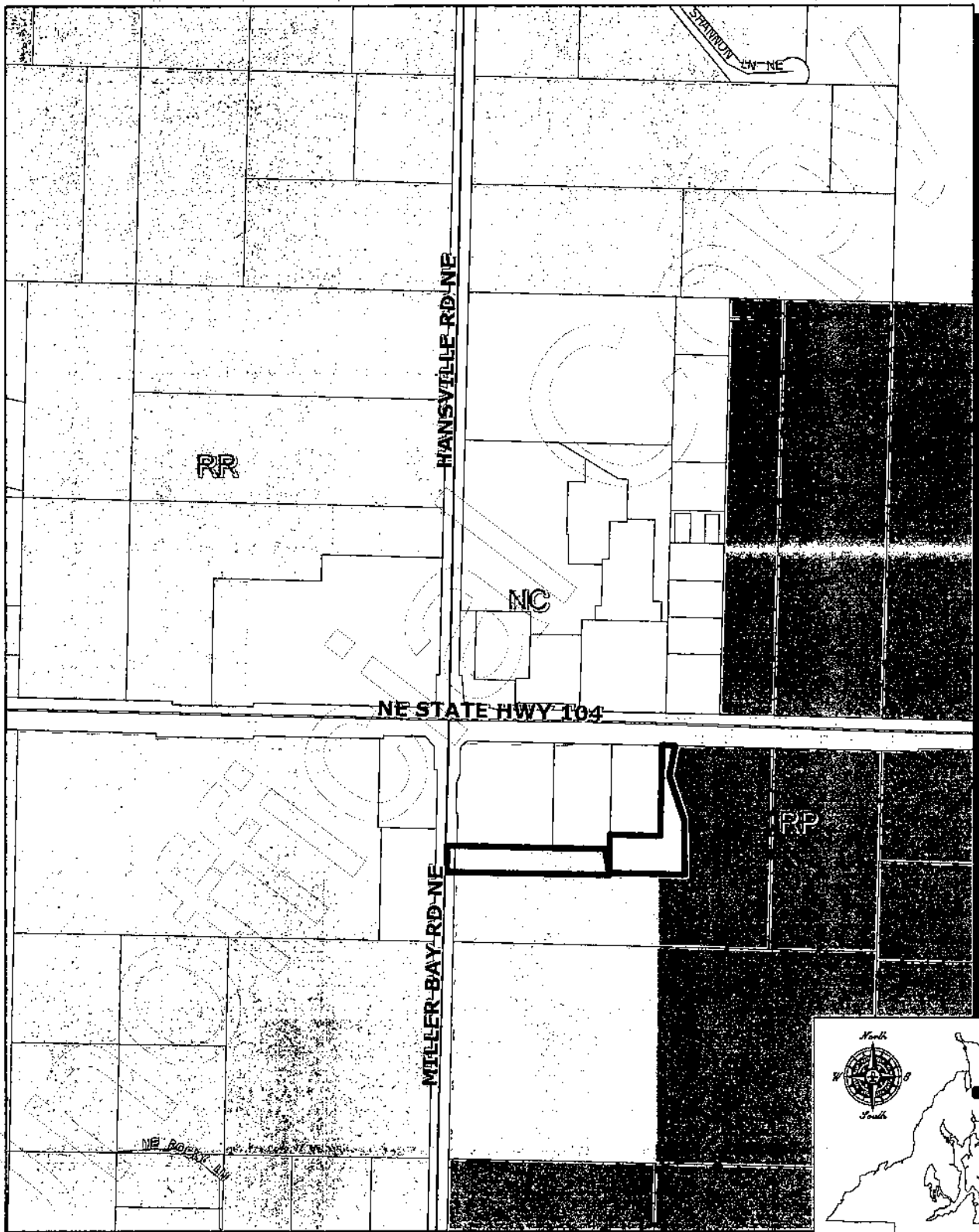


Existing Zoning Map Classifications George's Corner LAMIRD












Adopted Zoning Map Classifications George's Corner LAMIRD










Legend for Land Use Maps

Comprehensive Plan Designations



RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial
-  RI - Rural Industrial







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-  UTA - Poulsbo Urban Transition Area



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
-  Limited Area of More Intense Rural Development-I
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OTHER





-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City






-
-  Subject Parcel(s)
 -  Tax Parcels

Street Center Lines












-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Zoning Maps








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

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-  NC - Neighborhood Commercial (10-30 DU/Ac)
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
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


KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
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

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




RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront



SUQUAMISH VILLAGE

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



OTHER

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-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology





CITY OF POULSBO

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-  LI - Light Industrial

Designated Urban Growth Areas

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-  Unincorporated Urban Growth Area
-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

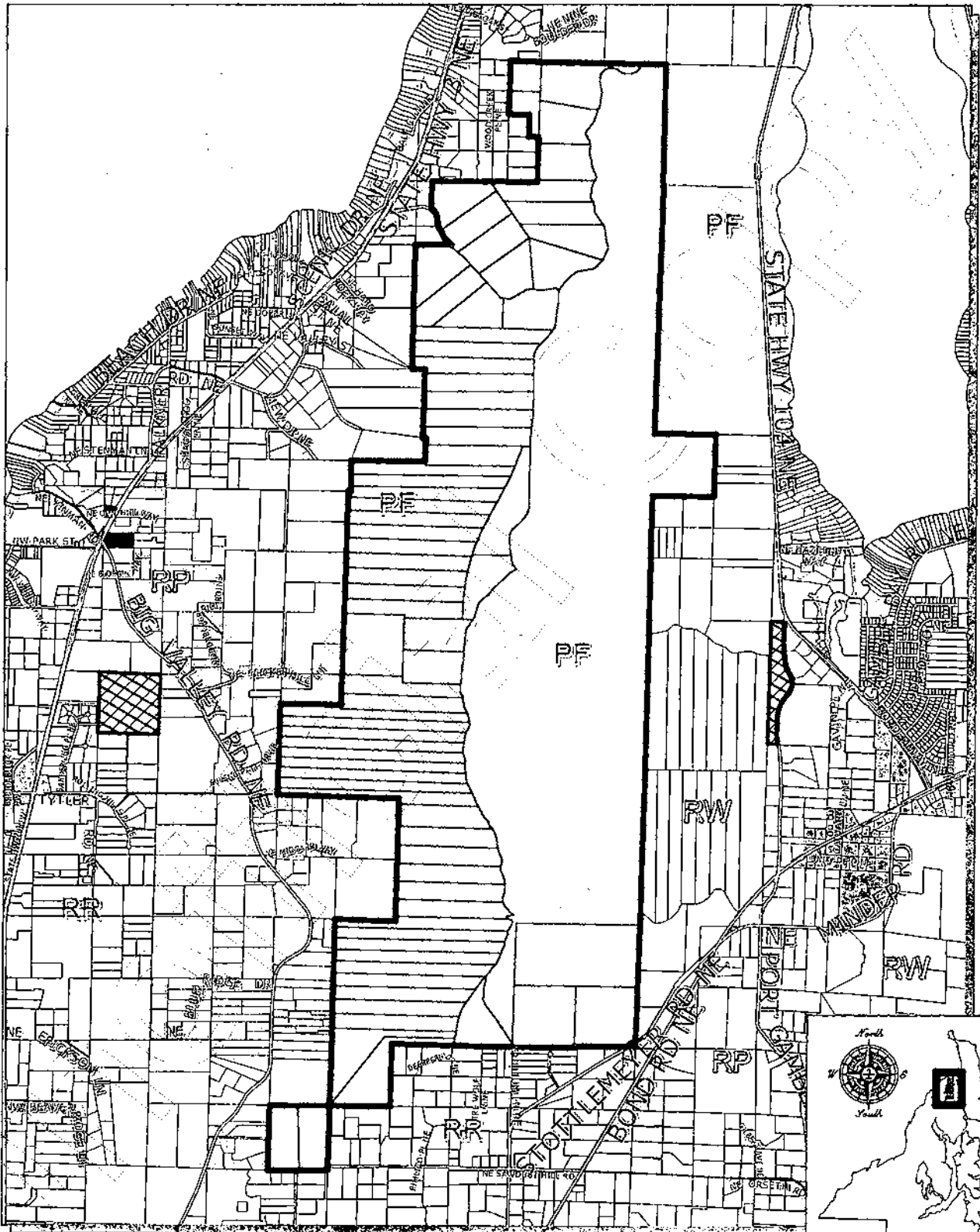
Street Center Lines

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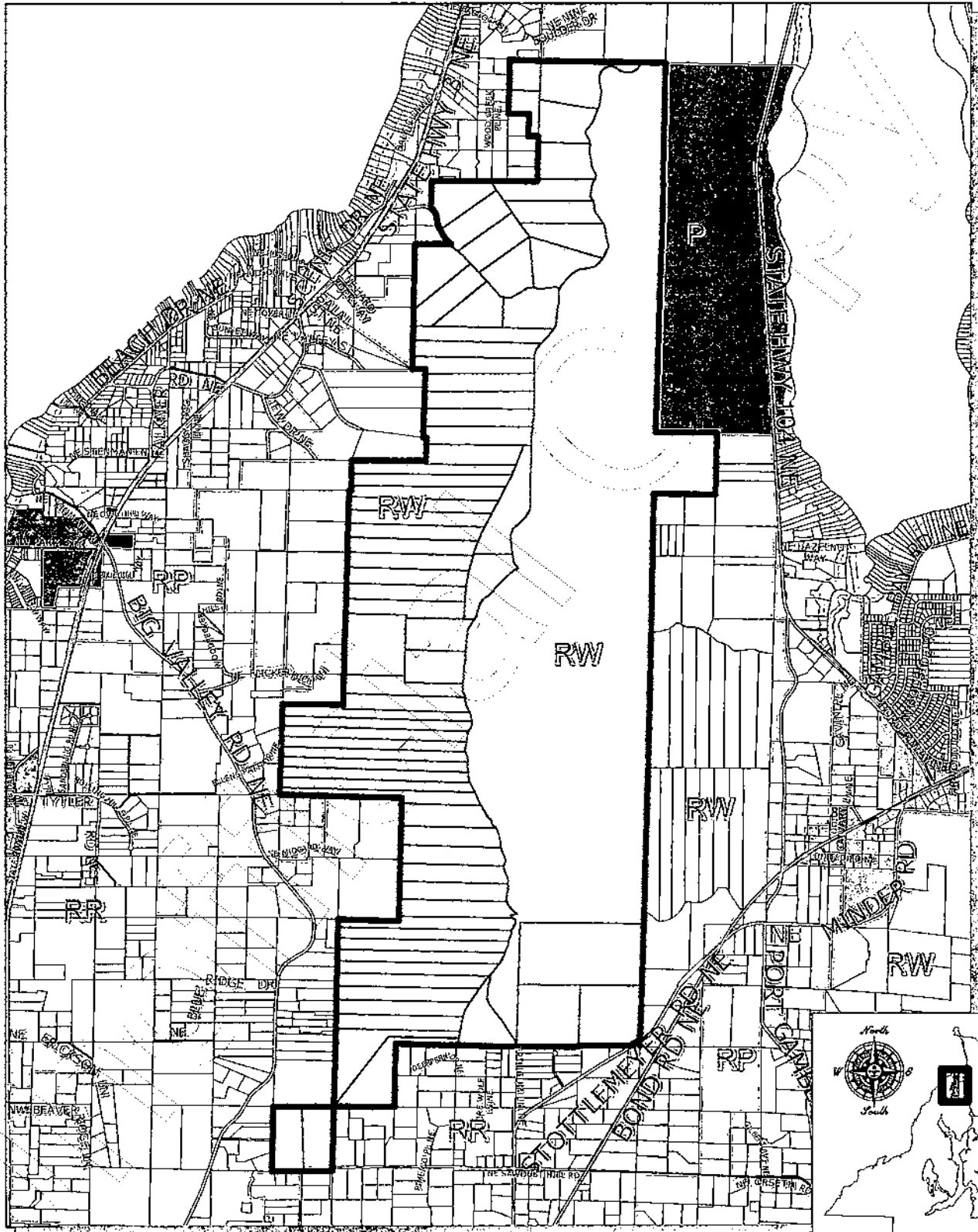
Attachment 4

UNOFFICIAL COPY

Adopted Land Use Map Designations Public Facility Designation and Parks Classification Update










Existing Zoning Map Classifications
Public Facility Designation and Parks Classification Update










Legend for Land Use Maps

Comprehensive Plan Designations



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





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
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



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Legend for Zoning Maps








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

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
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


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

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




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



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


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Attachment 5

Unofficial Copy

1 **Amendment #1: Parks, Recreation, and Open Space Chapter**

2
3 The Kitsap County Comprehensive Plan, Chapter 6 (Parks, Recreation, and Open Space), page 6-69,
4 adopted by Ordinance 534 (2016), is amended as follows:
5

6 **Discussion**

7 Kitsap County is known for its many distinctive features including its glacier-carved rolling
8 topography, evergreen forests, freshwater lakes, inlets, bays, and Puget Sound. Kitsap County's
9 nature-oriented park system reflects this diversity of settings, and provides for developed
10 recreation facilities to serve a population of diverse ages, ethnicities, abilities, and outdoor
11 interests.

12
13 ~~Kitsap County's Park and Open Space system currently includes 74 sites totaling 7,279 acres.~~
14 ~~These include a range of park types and classifications:~~

- 15 ~~■—Heritage Parks, at least 450 acres in size, to accommodate both active and passive~~
16 ~~recreation while providing open space and preservation. Parks in this category are~~
17 ~~managed and maintained by formal park stewardship groups;~~
- 18 ~~■—Regional parks (primarily waterfront parks) which draw people from more than a five~~
19 ~~mile distance;~~
- 20 ~~■—Community parks, which draw people from the immediate community;~~
- 21 ~~■—Natural resource areas, preserved for their habitat values, and;~~
- 22 ~~■ Partnership properties, which are generally smaller and have limited, if any, active use~~
23 ~~and/or are used and managed primarily by other parties. Partnership properties~~
24 ~~constitute about one quarter of the Department's sites and six percent of the land area.~~

25
26 ~~Nearly two-thirds three quarters of all park and open space acreage is within six heritage parks.~~
27 ~~These heritage parks have become the foundation of Kitsap County's park system. They are~~
28 ~~large enough to remain primarily undeveloped natural areas, with trails and environmentally~~
29 ~~sensitive areas preserved or enhanced. These heritage parks may have enough land to~~
30 ~~appropriately accommodate active use areas to meet current and future needs. Some of these~~
31 ~~Heritage Parks may have a land base suitable to support more developed facilities and intense~~
32 ~~recreational use, while others encompass more natural, or historic-based resources and are~~
33 ~~more suitable for passive, less intrusive recreation and facilities.~~

34
35 ~~The Kitsap Forest and Bay Project is currently a high priority for Kitsap County. Moving forward~~
36 ~~Kitsap County will continue to utilize partnerships to the greatest extent feasible. One such~~
37 ~~partnership is with Forterra and the Port Gamble/S'Klallam and Suquamish Tribes and is~~
38 ~~unprecedented locally. The large tracts of forestland contain ecologically important streams,~~
39 ~~wetlands and forest habitat, over two miles of shorelines, and tidelands. There are areas for~~
40 ~~open space, water access and public use, including key trail sections identified by North Kitsap~~
41 ~~Trails Association. The project is unique in that it brings many partners to the table including a~~
42 ~~private landowner, conservancy and trails groups, local government and both the Port Gamble~~
43 ~~S'Klallam and Suquamish tribes. Kitsap County, in partnership with Forterra and the Tribes has~~
44 ~~acquired a real estate option on these properties for near term acquisition~~
45

1 The Kitsap Forest and Bay Project is an ongoing priority for Kitsap County, which will
2 involve collaborating with conservation groups and recreation interests, working
3 together to protect forested landscapes and shoreline in the northern section of the
4 County. Together they have raised awareness and private funds for acquisition of
5 several thousand acres of forestlands for the Port Gamble Forest Heritage Park.
6 Incorporating a near-term “timber deed” reserved for a final harvest rotation for the
7 owner or timber company, has largely increased the available holdings for the County.
8 These lands will be reforested with a more natural mixed species restoration scheme,
9 and grow a future heritage forest, while providing for compatible recreational use of
10 those lands. Within this new park environment are ecologically important streams,
11 springs, wetlands, beaver ponds, and more than two miles of undeveloped shorelines
12 and tidelands. The project is unique in that it brought many partners to the table
13 including a private landowner, conservancy and trails groups, local government and
14 both the Port Gamble S’Klallam and Suquamish tribes.

15
16 Focusing on the inter-related nature of parks and open space to other Comprehensive
17 Plan elements provide the guidance to do the following:

- 18 • Provide parks, recreation, and open space facilities, and services in an efficient
19 and economical manner, and manage and maintain park and open space lands;
- 20 • Incorporate a network of trails and greenways, working with cities, other
21 communities, and conservation organizations, to connect population and
22 employment centers, schools, and public facilities;
- 23 • Provide and manage parks in proximity to new and existing housing and manage
24 environmental values; and
- 25 • Identify lands for possible acquisition to the County Park System.

26
27
28 The Kitsap County Comprehensive Plan, Chapter 6 (Parks, Recreation, and Open Space), page 6-75,
29 adopted by Ordinance 534 (2016), is amended as follows:

30 31 Parks Recreation and Open Space Strategies

32 33 Strategies

- 34 ■ ~~For information on strategies, please see~~ The strategies located on pages 23- 33 39 of
35 the 2012 2018 Parks and Recreation Open Space Plan are adopted by reference.
36 http://www.kitsapgov.com/parks/Parks/Pages/PROS_Plan.htm
37 <https://www.kitsapgov.com/parks/Pages/PROSPlanUpdates.aspx>

38 39 References

- 40 ■ ~~2012 2018~~ 2012 2018 Parks and Recreation Open Space (PROS) Plan
41 http://www.kitsapgov.com/parks/Parks/Pages/PROS_Plan.htm
42 <https://www.kitsapgov.com/parks/Pages/PROSPlanUpdates.aspx>

- 1 ■ ~~Parks and Recreation 6-year Capital Facilities Plan CFP)~~
2 http://www.kitsapgov.com/parks/Parks/Pages/Planning_Capital_Projects.htm
- 3 ■ Newberry Hill Heritage Park Master Plan
4 http://www.kitsapgov.com/parks/Parks/Pages/heritageparks/newberry_hill.htm
5 <https://www.kitsapgov.com/parks/Pages/NewberryHillHeritagePark.aspx>
- 6 ■ South Kitsap Regional Park Plan
7 http://www.kitsapgov.com/parks/Parks/Pages/communityparks/sk_community_park.htm
8 ■
9 <https://www.kitsapgov.com/parks/Pages/SouthKitsapRegionalPark.aspx>
- 10 ■ Forest Stewardship Plan
11 http://www.kitsapgov.com/parks/Parks/Pages/Planning_Capital_Projects.htm
12 <https://www.kitsapgov.com/parks/Pages/ForestStewardship.aspx>

Attachment 6

Amendment #1: Housing and Human Services Chapter

The Kitsap County Comprehensive Plan, Chapter 4 (Housing and Human Services), pages 4-57 to 4-58, adopted by Ordinance 534 (2016), is amended as follows:

Housing and Human Services Strategies

Strategy 1 – Affordable Housing Inventory and Transportation Analysis

Supports policies 2, 3, 4, 7, 9-14, 21-23

Conduct a comprehensive study of Kitsap County's current housing landscape and inventory to determine what type of housing is needed currently and in the future based on Kitsap's employment and socio-economic profile, and to determine whether the current housing stock and employment distribution align with the transportation network and transit service.

- Partnerships: County elected officials and staff (including Department of Community Development, Human Services – Housing and Homelessness Division and Human Services – Community Development Block Grant Division), Cities, affordable housing providers, private housing developers/builders, social service agencies, Navy housing providers, land owners, real estate professionals, and consultants.
- Public Outreach: Kitsap County stakeholder outreach tools, form new Affordable Housing Task Force.
- Finance and Budget: Community Development Block Grant Division, Housing and Homelessness Division, other jurisdictions and community partners, and County staff time.
- Project Selection: County RFP process
- Monitoring: Establish timelines for study solicitation, execution, and completion.

Strategy 1 2 – Regulatory Changes

Supports policies 2, 3, 5, 7, 9-14

Use the Affordable Housing Inventory and Transportation Analysis and/or other research Research, to evaluate and implement the most effective regulatory tools and incentives (e.g. inclusionary zoning, impact fees, and others); to encourage affordable housing development and alternative housing types (e.g. tiny houses, Housing First units, micro units, boarding houses, Single Residence Occupancy units (SROs), and others).

- Partnerships: County elected officials and staff (including Department of Community Development), affordable housing providers, private housing developers/builders, Navy housing providers, social service agencies, land owners and real estate professionals.

- Public Outreach: Kitsap County stakeholder outreach tools, form new Affordable Housing Task Force.
- Finance and Budget: Board of Commissioners and County staff time.
- Project Selection: Affordable Housing Task Force to make recommendations to the Board of Commissioners for regulatory changes.
- Monitoring: Establish baseline of affordable housing units; list of proposed prioritized changes with milestones; implementation of recommendations; track changes in the production of new affordable units.

Strategy 2 3 – Development and expansion of financial resources

Supports policies 1, 6

Research, evaluate and implement new mechanisms for additional local funding for affordable housing and homeless housing and services.

- Partnerships: County elected officials and staff, affordable housing developers, social service agencies, private foundation/funders, citizens.
- Public Outreach: Kitsap County stakeholder outreach tools.
- Finance and Budget: Board of Commissioners and County staff time, community volunteer time.
- Project Selection: Staff and stakeholder recommendations to the Board.
- Monitoring: Establish baseline of current financial resources; produce analysis of options; implementation of recommendations; track changes in new funding availability.

Strategy 3 4 – Implement the Homeless Housing Plan

Supports policies 4, 10, 15, 21

Implement the strategies and action steps identified in the Kitsap Homeless Housing Plan.

- Partnerships: County elected officials and staff, social service agencies (Kitsap Continuum of Care Coalition), faith based organizations, elected officials, Tribes, Federal and State Agencies, housing developers, foundations, people experiencing homelessness, citizens.
- Public Outreach: Kitsap County stakeholder outreach tools in addition to community engagement strategies and action steps identified in the Kitsap Homeless Housing Plan.
- Finance and Budget: Board of Commissioners and County staff time, more money and resources.
- Project Selection: Projects and programs identified in the Kitsap Homeless Housing Plan, through existing County processes.

- **Monitoring:** Identification and implementation of initial and subsequent action steps, performance indicators listed in Kitsap Homeless Housing Plan.

Strategy 4 5 – Analysis of Impediments and Fair Housing Plan

Supports policies 11-13

Analyze impediments (including regulatory barriers) to fair housing and develop and implement a Fair Housing Plan.

- **Partnerships:** County, Cities, Housing Authorities, housing providers, HUD.
- **Public Outreach:** Create new Working Group, Kitsap County stakeholder outreach tools.
- **Finance and Budget:** Board of Commissioners and County staff time, agency staff time.
- **Project Selection:** Projects and programs identified in the Fair Housing Plan.
- **Monitoring:** Implement action steps and measure progress using identified indicators included in the Fair Housing Plan.

References

- 2016-2019 Draft Kitsap County Aging and Long Term Care Area Plan
<http://www.kitsapgov.com/alte/>
<https://www.kitsapgov.com/hs/Pages/Aging-Landing.aspx>
- Housing and Homelessness Program Overview
http://www.kitsapgov.com/hs/housing/housing_grant.htm
<https://www.kitsapgov.com/hs/Pages/HH-Housing-and-Homelessness-Landing.aspx>
- The Block Grant Program – Consolidated Plan
http://www.kitsapgov.com/hs/block_grant_program/edbg.htm
<https://www.kitsapgov.com/hs/Pages/CDBG--LANDING.aspx>
<http://www.kitsapgov.com/hs/commission/ccy.htm>
- Developmental Disabilities Program
<http://www.kitsapgov.com/hs/devdis/devdisabl.htm>
<https://www.kitsapgov.com/hs/Pages/DD-Landing.aspx>
- Veterans Assistance Program
<http://www.kitsapgov.com/hs/veterans/VA.htm>
<https://www.kitsapgov.com/hs/Pages/VAB-LANDING.aspx>
- Substance Abuse Prevention
<http://www.kitsapgov.com/hs/substanceabuse/substanceabuseprevention.htm>
<https://www.kitsapgov.com/hs/Pages/PREVENTION-Landing.aspx>

Attachment 7

Unofficial Copy

1 **Amendment #1: Land Use Chapter**

2
3 The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-17, adopted by Ordinance 534
4 (2016), is amended as follows:

5
6 Land Use Policy 26. Include the following components in each Urban Growth Area Management
7 Agreement:

- 8 ■ Specification that the city's zoning code; densities; development, subdivision,
9 environmental and construction standards; and levels of service shall apply to the entire
10 Urban Growth Area unless mutually agreed otherwise by the city and the County.
- 11 ■ Confirmation that the city's comprehensive plan should reflect land use and capital
12 facilities planning for the entire Urban Growth Area. This should include agreement
13 regarding the operation and maintenance of County-owned public facilities such as
14 parks and other community buildings.
- 15 ■ Identification of the responsibility and mechanisms for comprehensive plan
16 amendments, zoning changes and development applications within the Urban Growth
17 Area.
- 18 ■ Identification of the services to be provided, the service provider and the terms of
19 services. All service providers should be included in Urban Growth Area planning.
- 20 ■ Provisions on revenue sharing.
- 21 ■ Description of the city's pre-annexation planning to ensure logical and coordinated
22 boundaries which shall include:
 - 23 ◆ Conditioning City service extensions upon actual annexation for properties
24 contiguous to the City boundary or to agreements of no protest to future
25 annexation for properties not contiguous.
 - 26 ◆ Offering pre-annexation agreements to property owners interested in
27 annexation and needing assurances from the City about service, planning, or
28 other issues.
 - 29 ◆ Plans for tiering and/or phasing of infrastructure development, appropriate to
30 the individual Urban Growth Area.
 - 31 ◆ City priorities for City-led annexation efforts as appropriate.
- 32 ■ Other issues as appropriate for specific Urban Growth Area Management Agreements.
- 33 ■ ~~Perform~~ Perform post-annexation reviews and evaluate accomplishment of the pre-
34 annexation plan goals.

35
36 The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-28, adopted by Ordinance 534
37 (2016), is amended as follows:

38
39 **Strategy 3 – Recognize Diversity in Land Uses**

40 *Supports policies ~~50-55, 37, 38, 41-49, 56-69~~ 37-38, 41-69*

- 41 ■ Partnerships: Meet annually with Naval Base Kitsap to implement the Joint Land Use
42 Study (JLUS) findings.
- 43 ■ Projects and Programs: Create policies and programs supporting Kitsap County's local
44 food system based on the Kitsap County Agricultural Strategic Plan.

- 1 ▪ Projects and Programs: Partner with the U.S. Department of Defense to recognize
- 2 diverse land use opportunities within Kitsap County and to ensure compatible uses in
- 3 the vicinity of local military installation.
- 4 ▪ Projects and Programs: Create a Public Facilities zone.
- 5 ▪ Projects and Programs: Consider establishing a historic review board for Kitsap County.
- 6 ▪ Measuring, Monitoring and Evaluation: Geo-analyze rural lands to determine
- 7 appropriate zoning.
- 8 ▪ Measuring, Monitoring and Evaluation: Analyze rural lands to determine appropriate
- 9 zoning based on prime soils for agriculture or timber.
- 10 ▪ Finance and Budget: Explore methods to efficiently update resource lands information.

11 12 13 **Amendment #2: Housing and Human Services Chapter**

14
15 The Kitsap County Comprehensive Plan, Chapter 4 (Housing and Human Services), pages 4-50 to 4-

16 52, adopted by Ordinance 534 (2016), is amended as follows:

17

18 **Discussion**

19 Everyone matters in Kitsap County. As part of the Comprehensive Plan, the County will work to

20 provide policy guidance for assistance to the most at-risk residents, while directing funding to

21 programs that support these populations. As part of this effort, the County will consider and

22 review a housing first model for support for the most at-risk residents. The County also strives to

23 provide policy direction to facilitate adequate housing for all economic segments of the county.

24 Part of this effort includes intergovernmental coordination to make the most efficient use of

25 resources to provide housing while avoiding concentrating housing in environmentally sensitive

26 areas and protecting natural systems adequately to ensure long-term viability of groundwater

27 supplies and maintain a high quality of life.

28

29 Kitsap County has had stable population growth over the past two decades. Much of the growth

30 is driven by the County's location in the Central Puget Sound and its relative proximity to jobs in

31 King, Pierce and Snohomish Counties. This said, Kitsap County has also increased its job base

32 over the past two decades as well.

33

34 Kitsap County's housing stock continues to be mainly single-family detached housing with the

35 largest amount of multi-family housing in Bremerton and unincorporated Kitsap County.

36 Statistics from the U.S. Census bureau comparing housing stock between the 2000 and 2010

37 censuses show that a majority of Kitsap County residents are homeowners. U.S. Census and

38 ongoing real estate research efforts show that the price of owning a home, after the housing

39 crash of 2008 is now again rapidly increasing. Affordable housing for first time homebuyers, in

40 particular, is declining in Kitsap County. The county has a large percentage of renters and

41 homeowners earning less than the county median and paying more than 30 percent of their

42 income for housing, meeting the definition of cost-burdened households.

43

44 Kitsap County is projected to gain an additional 80,438 residents ~~by~~ between 2010 and 2036, for

45 a total estimated population ~~at of~~ approximately of 335,000 331,570 persons. This implies a

46 need for approximately 34,000 new housing units by 2036.

1
2 It is a vision of the County to allow flexible development standards for housing being
3 proposed in the vicinity of critical areas to reach both goals of meeting housing targets and
4 environmental protection. The County also seeks to allow diversity of housing stock to include
5 provision of energy efficient housing types that conserve non-renewable energy and helps
6 minimize impact on air quality and climate.
7

8 In the coming years the County will work to develop design guidance to create and maintain
9 attractive housing stock while encouraging integration of affordable housing in new
10 development and working to permit housing in areas with adequate public facilities and
11 services.
12

13 Throughout the 20-year plan period the County will continue to partner with and encourage
14 developers to provide for open space, in association with new housing developments.
15 Integration of housing and open space will be a priority to be located near new employment
16 opportunities.
17

18 This Comprehensive Plan also seeks to:

- 19 ■ promote the development of housing that contributes to healthy urban areas that
20 attract existing and future residents,
- 21 ■ provide policy guidance and assistance to property owners of historical and culturally
22 significant housing to encourage preservation of those resources within the county,
- 23 ■ encourage housing growth and rehabilitation sufficient to meet the needs of the
24 growing Kitsap County economy,
- 25 ■ encourage growth of housing in areas with sufficient public facilities and capacity in
26 place, as well as,
- 27 ■ require upgrades to public services and facilities where new housing is planned and
28 services and facilities will not meet standards with new growth.
29

30 In an effort to meet these challenges Kitsap County and the City of Bremerton, Washington have
31 prepared a Consolidated Plan in order to implement our community's federal program funds
32 from the U.S. Dept. of Housing and Urban Development (HUD). These funds are Community
33 Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). This plan
34 is for the period of January 1, 2016 to December 31, 2020. Kitsap County is designated as an
35 Urban County and receives a direct allocation of CDBG funds.
36

37 The City of Bremerton receives a direct CDBG allocation, and works in partnership with the
38 Kitsap County Consortium to administer HOME funds. The City of Bremerton receives its share
39 of HOME funds based on a percentage allocation determined by HUD. The Consolidated Plan
40 follows requirements of the U.S. Department of Housing and Urban Development (HUD), and
41 uses HUD's format and data tables required for plans adopted after November 15, 2012. The
42 purpose of this plan to evaluate community needs and set goals for the five-year plan period.
43 Through a Community Needs Assessment, Housing Market Analysis and with community input,
44 the County and City of Bremerton have developed a Strategic Plan. The Strategic Plan outlines
45 the priorities and goals which guide the allocation of funds over the five year period. The County
46 and City will each develop an Action Plan annually which will include projects awarded funds
47 through an annual application process. These projects will address the priorities and goals over

1 the 5-year period. Community Development Block Grant (CDBG) and Home Investment
2 Partnership Program (HOME) funds will be used over the next five years to address the needs
3 outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are to 1. Provide
4 decent affordable housing; 2. Create suitable living environments; and 3. Create economic
5 opportunities. ~~(The following link will be included in the plan)~~
6 ~~http://www.kitsapgov.com/hs/block_grant_program/Plans.htm~~
7
8

9 **Amendment #3: Capital Facilities and Utilities Chapter**

10
11 The Kitsap County Comprehensive Plan, Chapter 7 (Capital Facilities and Utilities), page 7-84,
12 adopted by Ordinance 534 (2016), is amended as follows:
13

14 **Capital Facilities and Utilities Strategies**

- 15
 - 16 ■ For information on strategies, please see Capital Facilities Plan ~~Draft. Please find copy at~~
17 ~~<http://compplan.kitsapgov.com>~~

18
19 **Amendment #4: Comprehensive Plan Land Use Map**

20
21 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Kitsap County Comprehensive
22 Plan Map, page 11-145, adopted by Ordinance 534 (2016), is amended as follows:
23

24 The 'MRO - Mineral Resource Overlay' is shown to overlay the underlying land use designations
25 as depicted in Exhibit A1 for the parcels listed in Exhibit A3. The Silverdale Regional Growth
26 Center Boundary is added to the map.
27
28

29 **Amendment #5: Zoning Map**

30
31 The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Kitsap County Zoning Map, page
32 11-146, adopted by Ordinance 534 (2016), is removed from the Kitsap County Comprehensive Plan,
33 but not repealed, and therefore remains in effect pursuant to Kitsap County Code 17.120.030
34 'Revised maps'.
35

36 The Kitsap County Zoning Map, last amended by Ordinance 534 (2016), is amended pursuant to
37 Kitsap County Code Section 17.120.030 'Revised maps' as follows:
38

39 The 'MRO - Mineral Resource Overlay' is added and shown to overlay the underlying zones as
40 depicted in Exhibit A2 for the parcels listed in Exhibit A3.
41
42
43

Amendment #6: Comprehensive Plan Land Use Designations, Zoning Classifications, and Densities

The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), pages 11-147 to 11-149, adopted by Ordinance 534 (2016), is amended as follows:

Appendix B – Comprehensive Plan Land Use Designations, and Zones Zoning Classifications, and Densities

Appendix B defines which zone classification(s) are allowed within each Comprehensive Plan land use designation as well as the density of dwelling units (DU) per acre allowed within each zone. A cell marked with "NA" indicates there are no specific requirements.

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Min Density (DU/Acre) | Max Density (DU/Acre) | Density |
|---|---------------------------------------|------------|-----------------------|---|-----------------------------|
| Rural Residential | Rural Residential | RR | NA | 1 DU/5 Acres | 1 dwelling unit / 5 acres |
| Rural Protection | Rural Protection | RP | NA | 1 DU/10 Acres | 1 dwelling unit / 10 acres |
| Rural Wooded | Rural Wooded | RW | NA | 1 DU/20 Acres | 1 dwelling unit / 20 acres |
| Forest Resource Lands | Forest Resource Lands | FRL | NA | 1 DU/40 Acres | 1 dwelling unit / 40 acres |
| Mineral Resource Overlay ¹ | Mineral Resource Overlay ¹ | MR MRO | NA | 0 ² | Not applicable |
| Urban Low-Density Residential | Urban Restricted | UR | 1 | 5; up to 10 in Gorst | 1-5 dwelling units / acre |
| | Greenbelt | GB | 1 | 4 | 1-4 dwelling units / acre |
| | Urban Low Residential | UL | 5 | 9 | 5-9 dwelling units / acre |
| | Urban Cluster Residential | UCR | 5 | 9 | 5-9 dwelling units / acre |
| Urban Medium-Density Residential | Urban Medium Residential | UM | 10 | 18 | 10-18 dwelling units / acre |
| Urban High-Density Residential | Urban High Residential | UH | 19 | 30; up to 60 in the Silverdale Regional Growth Center | 19-30 dwelling units / acre |

13

| | | | | | |
|---|---|-----------|------------|---|--------------------------------|
| Urban Low Intensity Commercial and Rural Commercial ¹ | Urban Village Center | UVC | <u>10</u> | <u>18</u> | Up to 18 dwelling units / acre |
| | Neighborhood Commercial | NC | <u>10</u> | <u>30</u> | 10—30 dwelling units / acre |
| Urban High Intensity Commercial and Rural Commercial ² | Commercial | C | <u>10</u> | <u>30</u> | 10—30 dwelling units / acre |
| | Regional Center | RC | <u>10</u> | 30; up to 60 in the Silverdale Regional Growth Center | 10—60 dwelling units / acre |
| | Low Intensity Commercial | LIC | <u>10</u> | <u>30</u> | 10—30 dwelling units / acre |
| <u>Rural Commercial</u> | Rural Commercial | RCO | <u>NA</u> | <u>0²</u> | Not applicable |
| Urban and Rural Industrial | Business Park | BP | <u>NA</u> | <u>0²</u> | Not applicable |
| | Business Center | BC | <u>NA</u> | <u>0²</u> | Not applicable |
| | Industrial | IND | <u>NA</u> | <u>0²</u> | Not applicable |
| <u>Rural Industrial</u> | Rural Industrial | RI | <u>NA</u> | <u>0²</u> | Not applicable |
| Public Facilities | Parks | P | <u>NA</u> | <u>0²</u> | Not applicable |
| | NA (all other zone classifications are allowed within the Public Facilities land use designation) | | | | |
| Limited Area of More Intensive Rural Development (LAMIRD) Type I | Keyport Village Commercial | KVC | <u>NA</u> | <u>5</u> | 0—5 dwelling units / acre |
| | Keyport Village Low Residential | KVLR | <u>NA</u> | <u>2</u> | 2 dwelling units / acre |
| | Keyport Village Residential | KVR | <u>NA</u> | <u>5</u> | 5 dwelling units / acre |
| | Manchester Village Commercial | MVC | <u>NA</u> | <u>5</u> | 0—5 dwelling units / acre |
| | Manchester Village Low Residential | MVLR | <u>NA</u> | <u>2</u> | 2 dwelling units / acre |
| | Manchester Village Residential | MVR | <u>NA</u> | <u>4</u> | 4 dwelling units / acre |
| | Port Gamble Rural Historic Town Commercial | RHTC | <u>NA</u> | <u>2.5</u> | 2.5 dwelling units / acre |
| Port Gamble Rural Historic Town Residential | RHTR | <u>NA</u> | <u>2.5</u> | 2.5 dwelling units / acre | |

| | | | | | |
|--|---------------------------------------|------|----|----------------|---------------------------|
| | Port Gamble Rural Historic Waterfront | RHTW | NA | 2.5 | 2.5 dwelling units / acre |
| | Suquamish Village Commercial | SVC | NA | 0 ² | Not applicable |
| | Suquamish Village Low Residential | SVLR | NA | 2 | 2 dwelling units / acre |
| | Suquamish Village Residential | SVR | NA | 2 | 2 dwelling units / acre |
| | Keyport Village Residential | KVR | | | 5 dwelling units / acre |
| | Keyport Village Low Residential | KVLR | | | 2 dwelling units / acre |
| | Keyport Village Commercial | KVC | | | 5 dwelling units / acre |
| Limited Area of More Intensive Rural Development (LAMIRD) Type III | Rural Employment Center | REC | NA | 0 ² | Not applicable |
| | Twelve Trees Employment Center | TTEC | NA | 0 ² | Not applicable |

1. The Mineral Resource Overlay (MRO) overlays and supersedes the requirements of the existing land use designation and zoning classification until the site has been reclaimed, after which the MRO shall be removed and the requirements of the underlying land use designation and zoning classification resumed.
2. These zones are not intended to accommodate population growth and therefore do not have allowed density. However, limited new residential uses may occur in these zones which support the intent of these zones to provide employment and services. Therefore, up to one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in Kitsap County Code Chapter 17.410.

Descriptions

Please see Kitsap County Code Title 17 for Descriptions.
<http://www.codepublishing.com/WA/KitsapCounty/>

Amendment #7: Classification of zones (KCC)

Kitsap County Code Section 17.120.010 'Classification of zones', last amended by Ordinance 534 (2016), is amended as follows:

17.120.010 Classification of zones.

For the purposes of this title, the county is divided into zones classified as follows:

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Density |
|--|---|-------------|--|
| Rural Residential | Rural Residential | <u>RR</u> | 1 dwelling unit/5 acres |
| Rural Protection | Rural Protection | <u>RP</u> | 1 dwelling unit/10 acres |
| Rural Wooded | Rural Wooded | <u>RW</u> | 1 dwelling unit/20 acres |
| Forest Resource Lands | Forest Resource Lands | <u>FRL</u> | 1 dwelling unit/40 acres |
| Mineral Resource Overlay | Mineral Resource Overlay | <u>MRO</u> | Not applicable |
| Urban Low-Density Residential | Urban Restricted | <u>UR</u> | 1-5 dwelling units/acre |
| | Greenbelt | <u>GB</u> | 1-4 dwelling units/acre |
| | Urban Low Residential | <u>UL</u> | 5-9 dwelling units/acre |
| | Urban Cluster Residential | <u>UCR</u> | 5-9 dwelling units/acre |
| Urban Medium-Density Residential | Urban Medium Residential | <u>UM</u> | 10-18 dwelling units/acre |
| Urban High-Density Residential | Urban High Residential | <u>UH</u> | 19-30 dwelling units/acre ¹ |
| Urban High Intensity Commercial | Commercial | <u>C</u> | 10-30 dwelling units/acre |
| | Regional Center | <u>RC</u> | 10-60 dwelling units/acre |
| Urban Low Intensity Commercial | Urban Village Center | <u>UVC</u> | Up to 18 dwelling units/acre |
| | Neighborhood Commercial | <u>NC</u> | 10-30 dwelling units/acre |
| | Low Intensity Commercial | <u>LIC</u> | 10-30 dwelling units/acre |
| Rural Commercial | Rural Commercial | <u>RCO</u> | Not applicable |
| Urban Industrial | Business Park | <u>BP</u> | Not applicable |
| | Business Center | <u>BC</u> | Not applicable |
| | Industrial | <u>IND</u> | Not applicable |
| Rural Industrial | Rural Industrial | <u>RI</u> | Not applicable |
| Public Facilities | Parks | <u>P</u> | Not applicable |
| | NA (all other zone classifications are allowed within the Public Facilities land use designation) | | |
| Limited Area of More Intensive Rural Development (LAMIRD) Type I | Keyport Village Commercial | <u>KVC</u> | 0-5 dwelling units/acre |
| | Keyport Village Low Residential | <u>KVLR</u> | 2 dwelling units/acre |

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Density |
|--|---|-------------|---------------------------|
| | Keypoint Village Residential | <u>KVR</u> | 5 dwelling units/acre |
| | Manchester Village Commercial | <u>MVC</u> | 0 – 5 dwelling units/acre |
| | Manchester Village Low Residential | <u>MVLR</u> | 2 dwelling units/acre |
| | Manchester Village Residential | <u>MVR</u> | 4 dwelling units/acre |
| | Port Gamble Rural Historic Town Commercial | <u>RHTC</u> | 2.5 dwelling units/acre |
| | Port Gamble Rural Historic Town Residential | <u>RHTR</u> | 2.5 dwelling units/acre |
| | Port Gamble Rural Historic Waterfront | <u>RHTW</u> | 2.5 dwelling units/acre |
| | Suquamish Village Commercial | <u>SVC</u> | Not applicable |
| | Suquamish Village Low Residential | <u>SVLR</u> | 2 dwelling units/acre |
| | Suquamish Village Residential | <u>SVR</u> | 2 dwelling units/acre |
| Limited Area of More Intensive Rural Development (LAMIRD) Type III | Rural Employment Center | <u>REC</u> | Not applicable |
| | Twelve Trees Employment Center | <u>TTEC</u> | Not applicable |

1
 2
 3

1— Parcels located within the Silverdale regional growth center boundary may allow higher densities. See Section 17.420.058, Silverdale regional center and design district density and dimension table.

Amendment #8: Rural, Resource, and Urban Residential Zones Density and Dimensions Table (KCC)

Kitsap County Code Section 17.420.052 'Rural, Resource, and Urban Residential Zones Density and Dimensions Table', last amended by Ordinance 550 (2018), is amended as follows:

17.420.052 Rural, Resource, and Urban Residential Zones Density and Dimensions Table

| Standard | Rural | | | | Resource | | | | Urban Low Density Residential | | | | | Urban Medium/High Density Residential | |
|-----------------------------|---------|----------|----------|----------|---------------|------------------------------|------------|-----------------|-------------------------------|---|---------|--|--|---------------------------------------|--|
| | RR | RP | RW | FRL | MRO | UR | GB | UL | UCR | UM | UH | | | | |
| Min. density (du/acre) | NA | NA | NA | NA | NA | 1 (3)(18) | 1 (3)(18) | 5 | 5 | 10 | 19 | | | | |
| Max. density (du/acre) | NA | NA | NA | NA | NA | 5 up to 10 in Gorst (18)(53) | 4 (18) | 9 | 9 | 18 | 30 | | | | |
| Min. lot size | 5 acres | 10 acres | 20 acres | 40 acres | 20 acres (30) | 5,800 s.f. | 5,800 s.f. | 2,400 s.f. | 2,400 s.f. | None NA for multifamily; 2,400 s.f. for single-family | None NA | | | | |
| Max. lot size | NA | NA | NA | NA | NA | NA | NA | 9,000 s.f. (25) | 9,000 s.f. (25) | NA | NA | | | | |
| Min. lot width (feet) | 140 | 140 | 140 | 140 | 60 (31) | 60 | 60 | 40 | 40 | 0 NA for multifamily; 40 for single-family | 60 | | | | |
| Min. lot depth (feet) | 140 | 140 | 140 | 140 | NA | 60 | 60 | 60 | 60 | 0 NA for multifamily; 60 for single-family | 60 | | | | |
| Max. height (feet) (40)(50) | 35 (2) | 35 (2) | 35 (2) | 35 (1) | NA | 35 | 35 (50) | 35 | 35 | 45 (17) | 55 (17) | | | | |

| | | | | | | | | | | | |
|----------------------------------|-------------------------------|-------------------------------|---------|---------|----|-------------------------------|---------|--|--|---|---------|
| Max. impervious surface coverage | NA | NA | NA | NA | NA | 50%, up to 55% in Gorst (53) | 40% | NA | NA | 85% | 85% |
| Max. lot coverage | NA | NA | NA | NA | NA | 50%, up to 55% in Gorst (53) | 40% | NA | NA | 85% | 85% |
| Setbacks (34)(48) | | | | | | | | | | | |
| Min. front (feet) (41)(42)(43) | 50 (29) | 50 (29) | 50 (29) | 50 (29) | NA | 20 (29), 15 in Gorst (29)(54) | 20 (29) | 20 for garage or carport; 10 for habitable area (29) | 10 for single-family, duplex and townhouse; 10 for multifamily adjacent or when abutting residential a | Multifamily = 10 Single-family = 20 for garage or carport; 10 for habitable area 10 for multifamily; 10 for single-family; 10 for duplex or townhouse; 10 for habitable area (29) | 20 (29) |
| Max. front (feet) | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Min. Side (feet) (42)(43) | 20 feet; 5 feet for accessory | 20 feet; 5 feet for accessory | 20 (29) | 20 (29) | NA | 5 (29) | 5 (29) | 5 if on an alley, 10 | 5 if on an alley, 10 feet | 5 if on an alley, 10 | 5 (29) |

| structures (29) | structures (29) | | | | | feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29) | for a garage or carport opening directly onto the alley or 5 feet in all other instances (28)(29) | feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29) | |
|---------------------------|---|---|---------|---------|----|--|---|--|---------|
| Min. Rear (feet) (42)(43) | 20 feet; 5 feet for accessory structures (29) | 20 feet; 5 feet for accessory structures (29) | 20 (29) | 20 (29) | NA | 10 (29), 15 in Gorst (29)(54) | 5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28)(29) | 10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29) | 10 (29) |

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1 **Amendment #9: Commercial, Industrial, and Parks Zones Density and Dimensions Table (KCC)**

2
 3 Kitsap County Code Section 17.420.054 'Commercial, Industrial, and Parks Zones Density and Dimensions Table', last amended by Ordinance
 4 550 (2018), is amended as follows:
 5

6 **17.420.054 Commercial, Industrial, and Parks Zones Density and Dimensions Table**

| Standard | Commercial | | | | RC (5)(33) | LIC | RCO (12) | Industrial | | | | Public Facilities | |
|---|------------|---------------|--------------|--|--|----------------|-----------------|------------|---------|----------------|---------|----------------------|------------|
| | UVC (5) | NC (5)(33) | C (5)(33) | | | | | BC | BP | IND (5)(36) | RI | | |
| Min. density (du/acre) (57) | 10 (19) | 10 | 10 | | 10 | None NA | NA | NA | NA | NA | NA | NA | P |
| Max. density (du/acre) | 18 (19) | 30 | 30 | | 20 base; up to 30 max in Gorst (53) | None 0 (19) | NA | NA | NA | 0 (19) | NA | NA | NA |
| Min. lot size | NA | NA | NA | | NA | NA | 7 acres (49) | NA | NA | NA | NA | NA | NA |
| Max. lot size | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Min. lot width (feet) | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Min. lot depth (feet) | NA | NA | NA | | NA | NA | NA | NA | NA | NA | NA | 200 | NA |
| Max. height (feet) (40)(50) | 45 | 35 (17) | 35 (17) | | 25 base; up to 45 max in Gorst (53) | 35 | 35 (17) | 35 (17) | 35 (17) | 35 (17) | 35 (17) | 35 | 35 (17) |
| Max. impervious surface coverage | 85% | 85% | 85% | | 35% base; up to 50% max in Gorst (53) | 85% | NA | NA | NA | 50% | NA | 85% | NA |

| Standard | Commercial | | | | | | Industrial | | | | Public Facilities | |
|--|--|--------------|------------------------|---------|-------------|---|-------------|------------------|---------|--------|-----------------------|--|
| | NC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | .. | |
| UVC (5) | NA | NA | | 35% | None NA | 60% building coverage or as determined by master plan process | NA | 60% lot coverage | NA | NA | NA | |
| Max. lot coverage | Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet. | | | | | | | | | | | |
| | Total gross floor area devoted to residential use in any project shall not exceed 2/3 of the total proposed gross floor area. (24) | | | | | | | | | | | |
| Setbacks (34)(48) | None NA | 20 | | None NA | 20 (26) | 20 (23)(26) | 20 (23)(26) | 20 (27) | 20 (26) | 20 1/2 | 0 in Go!st (54) | |
| Min. front (feet) (29)(41)(42)(43)(46) | None NA | 20 | See Section 17.420.058 | None NA | 20 (26) | 20 (23)(26) | 20 (23)(26) | 20 (27) | 20 (26) | 20 1/2 | 0 in Go!st (54) | |
| Max. front (feet) (41)(42)(43) | NA | NA | | 10 (52) | NA | NA | NA | NA | NA | NA | NA | |

| Standard | Commercial | | | | | | Industrial | | | | | | Public Facilities | |
|----------------------------------|------------|------------|-----------|------------|------|---|-------------|-------------|-----------------|---|------------------------------|----|-------------------|--|
| | UVC (5) | NC (5)(33) | C (5)(33) | RC (5)(33) | LIC | RCO (12) | BC | BP | IND (5)(36) | RI | P | -- | | |
| Min. Side (feet) (29)(42)(43) | None NA | 10 (21) | 10 (21) | | 0 NA | 20, 50 when abutting residential zone (26) | 20 (23)(26) | 20 (23)(26) | None NA (27) | 20, 50 when abutting residential zone (26) | 10 | | | |
| Min. Rear (feet) (29)(42)(43) | None NA | 10 (21) | 10 (21) | | 15 | 20, 50 when abutting residential zone (26) | 20 (23)(26) | 20 (23)(26) | None NA (27) | 20, 50 when abutting residential zone (26) | 10; 0 in Gorst (54) | | | |

1

1 **Amendment #10: Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table (KCC)**

2
 3 Kitsap County Code Section 17.420.056 'Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table', last
 4 amended by Ordinance 550 (2018), is amended as follows:
 5

6 **Table 17.420.056 Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table**

| Standard | TYPE I LAMIRDS | | | | | | | | | | TYPE III LAMIRDS | | | |
|-------------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------|---------------------------------|---------|---------|-------------------------------|-------------------------------|---------|---------|
| | Keyport Rural Village | | | Manchester Village | | | | Port Gamble Rural Historic Town | | | Suquamish Village | | | REC |
| | KVC | KVLR | KVR | MVC (47) | MVLR | MVR | RHTC | RHTR | RHTW | SVC | SVLR | SVR | | |
| Min. density (du/acre) | NA | NA | NA | 0 NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Max. density (du/acre) | 5 | 2 (45) | 5 | 5 (15) | 2 (15) | 4 (15) | 2.5 | 2.5 (7) | 2.5 | NA (19) | 2 | 2 | NA (19) | NA (19) |
| Min. lot size | NA | 12,500 s.f. | 4,000 s.f. | NA | 21,780 s.f. (12) | 10,890 s.f. (12) | None NA | 3,500 s.f. (7) | NA | NA (11) | 4,500 s.f. (4)(11) | 4,000 s.f. (4)(11) | NA | NA |
| Max. lot size | NA | NA | NA | NA | NA | NA | None NA | 7,500 s.f. (7) | NA | NA (11) | NA (11) | NA (11) | NA | NA |
| Min. lot. width (feet) | 30 | 80 | 40 | NA | 60 (12) | 60 (12) | NA | NA | NA | NA (11) | 50 (4)(11) | 40 (4)(11) | NA | NA |
| Min. lot. depth (feet) | NA | 80 | 80 | NA | 60 (12) | 60 (12) | NA | NA | NA | NA (11) | 90 (4)(11) | 75 (4)(11) | NA | NA |
| Max. height (feet) (40) | 35 | 35 | 35 | 28 (13) | 35 (14) | 35 (14) | 35 (8) | 30 | 35 (22) | 35 | 30, Max of 2 habitable floors | 30, Max of 2 habitable floors | 35 | 35 |
| Max. impervious | NA | 50% for residential | 50% for residential | 50% for residential | 50% for residential | 50% for residential | NA | NA | NA | 40% (6) | 40% (6) | 40% (6) | 85% | 85% |

| Standard | TYPE I LAMIRDS | | | | TYPE III LAMIRDS | | | | | | | | | |
|---------------------------------|---|---|---|---|---|----------------|--|----------------|---------|---------|---------|------|-----|--|
| | Keyport Rural Village | | Manchester Village | | Port Gamble Rural Historic Town | | Suquamish Village | | | REC | TTEC | | | |
| KVC | KVLR | KVR | MVC (47) | MVLR | MVR | RHTC | RHTR | RHTW | SVC | | | SVLR | SVR | |
| surface coverage | properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | properties less than or equal to 0.50 acres; 40% for residential properties greater than or equal to 0.51 acres | | | | | | | | | |
| Max. lot coverage | NA | NA | NA | NA | NA | 50% | 50% or 2,000 s.f., whichever ever is greater | 50% | NA | NA | NA | NA | | |
| Setbacks (34)(43) | | | | | | | | | | | | | | |
| Min. front (feet) (41)(42) (43) | 10 for <u>habitable area</u> , 20 for <u>garage or carport</u> | 10 for <u>habitable area</u> , 5 for <u>porch</u> , 20 feet for <u>garage or carport</u> (46) | NA | 20 | 20 | None <u>NA</u> | 20 (9) | None <u>NA</u> | 10 (11) | 20 (11) | 20 (11) | 20 | | |

| | TYPE I LAMIRDS | | | | | | | | | | | | | | TYPE III LAMIRDS | | |
|---------------------------|------------------------|------|-----|----------|--------------------|-----|--------------|--------|---------------------------------|----------------|--------|--------|-------------------|---------|------------------|--|-----|
| | Keypoint Rural Village | | | | Manchester Village | | | | Port Gamble Rural Historic Town | | | | Suquamish Village | | | | REC |
| Standard | KVC | KVLR | KVR | MVC (47) | MVLR | MVR | RHTC | RHTR | RHTW | SVC | SVLR | SVR | | | | | |
| Max. front (feet) | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | | | |
| Min. Side (feet) (42)(43) | NA | 5 | 5 | NA | 5 | 5 | Per Title 14 | 5 (10) | Per Title 14 | 0 NA (11) (21) | 5 (11) | 5 (11) | 10 (21) | 10 (21) | | | |
| Min. Rear (feet) (42)(43) | NA | 5 | 5 | NA | 5 | 5 | Per Title 14 | 5 (10) | Per Title 14 | 10 (11) (21) | 5 (11) | 5 (11) | 10 (21) | 10 (21) | | | |

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1 **Amendment #11: Zero Density Footnote (KCC)**
2

3 Scrivener's note: This amendment to KCC 17.420.060.A.19 was incorporated into Amendment #13.
4
5

6 **Amendment #12: Silverdale Regional Growth Center Footnote (KCC)**
7

8 Scrivener's note: This amendment to KCC 17.420.060.A.55 was incorporated into Amendment #13.
9
10

11 **Amendment #13: Illahee View Protection Overlay Footnote (KCC)**
12

13 Kitsap County Code Section 17.420.060 'Footnotes for tables', last amended by Ordinance 550
14 (2018), is amended as follows:
15

16 **17.420.060 Footnotes for tables.**

17 A. Where noted on the preceding tables, the following additional provisions apply:

- 18 1. Except for those buildings directly associated with timber production and harvest.
19 2. Except for silos and other uninhabited agricultural buildings.
20 3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at
21 densities below the minimum required for the zone under the following circumstances:
22 a. The reduced density provides a greater protection for critical areas or environmentally
23 sensitive areas; and
24 b. The intent of the short subdivision or subdivision is to keep the property in the
25 ownership of the immediate family members.
26 4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage
27 than that required under this chapter, or if the dimensions of the lot are less than required, said
28 lot may be occupied by any reasonable use allowed within the zone subject to all other
29 requirements of this chapter. If there are contiguous lots of record held in common ownership,
30 each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total
31 square footage than required by this chapter, or the dimensions of one or more of them are less
32 than required, said lots shall be combined to meet the minimum lot requirements for size and
33 dimensions.
34 5. The Design Standards for the Community of Kingston sets forth policies and regulations for
35 properties within the downtown area of Kingston. All development within this area must be
36 consistent with these standards. A copy of the Design Standards for the Community of Kingston
37 may be referred to on the Kitsap County web page or at the department of community
38 development front counter.

1 6. Building replacements and remodels shall not create in excess of a total of forty percent
2 hard surface for lot area or more than the total existing hard surface area, whichever is greater.

3 7. Excess area from acreage used to support proposed densities but not devoted to residential
4 lots and public improvements such as streets and alleys shall be permanently dedicated and
5 reserved for community open space, park land, and similar uses. For developments proposing
6 densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes
7 shall not apply, except that existing dwelling units shall be allocated lot area between three
8 thousand five hundred and seven thousand five hundred square feet. New proposals may then
9 proceed using the five-acre lot requirements for the rural residential (RR) zone.

10 8. Hotels may be developed with four above-ground floors and up to a height not exceeding
11 fifty feet with approval of the fire marshal and relevant fire district.

12 9. May be reduced to ten feet for residential uses through the administrative conditional use
13 or PBD process.

14 10. Uses allowed through the conditional use process shall provide minimum side setbacks of
15 ten feet and minimum rear setbacks of twenty feet.

16 11. Any newly created lot within the Suquamish rural village shall be subject to Chapter 16.48,
17 Short Subdivisions, and must meet the lot requirements below:

18 a. Lot Requirements.

19 i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.

20 ii. Minimum lot width: one hundred feet.

21 iii. Minimum lot depth: one hundred feet.

22 b. Setbacks.

23 i. Front: twenty feet.

24 ii. Side: five feet.

25 iii. Rear: five feet.

26 12. Nonconforming Lots.

27 a. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before
28 the adoption of the Manchester Community Plan, is less than eight thousand seven hundred
29 twelve square feet in size or does not meet the dimensional requirements of its zone, the lot
30 may be occupied by any use allowed within the zone subject to all other requirements of
31 this chapter.

32 b. Nonconforming Lots in Common Ownership. Contiguous lots of record held in common
33 ownership, each lot legally created before adoption of the Manchester Community Plan,

1 must be combined to meet the minimum lot requirements of its zone if one or more of the
2 lots are less than eight thousand seven hundred twelve square feet in size or do not meet
3 the dimensional requirements of its zone and, at the time of adoption of the Manchester
4 Community Plan (March 18, 2002), either (i) a residential structure encumbered more than
5 one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or
6 more of the lots is sold or otherwise removed from common ownership after the adoption
7 of the Manchester Community Plan, it will not be considered to meet the minimum lot
8 requirements for nonconforming lots in single ownership. Property with two contiguous lots
9 legally created before adoption of the Manchester Community Plan with a residential
10 structure entirely on one lot may develop the second lot consistent with applicable zoning.

11 13. Residential structures within the MVC zone may not exceed twenty-eight feet.

12 14. Within the view protection overlay, the maximum height for buildings and new vegetation
13 shall be twenty-eight feet. Height shall be measured from the average elevation of the
14 property's buildable area to the structure's highest point. Kitsap County will not enforce
15 vegetation height standards. Buildable area is considered all portions of the property except
16 wetlands and/or geologically hazardous areas. Properties within the view protection overlay
17 zone may build or have new vegetation as high as thirty-five feet under the following
18 circumstances:

- 19 a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or
20 the Puget Sound from the subject property or any adjacent property; or
- 21 b. The owners of all adjacent properties approve the building height prior to building
22 permit issuance; or
- 23 c. It can be explicitly shown that the structure will not cause the blockage of existing views
24 from any of the adjacent properties.

25 15. Clustering residential development is encouraged in all development. When clustering
26 development, if a property owner designates forty percent of the gross acreage as naturally
27 vegetated open space, he or she may create one additional lot for every five lots clustered. The
28 additional lot may not reduce the naturally vegetated open space to an amount less than forty
29 percent of the gross acreage of the development.

30 16. All properties within the Manchester village must also meet the requirements of the
31 stormwater management ordinance, Chapters 12.04 through 12.32.

32 17. A greater height may be allowed as set forth below and in accordance with the procedures
33 in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire
34 district and compatible with surrounding uses and zones. Such approval shall result in a
35 decrease in building coverage, an increase in public amenities, and/or a more creative or
36 efficient use of land. The maximum building height approved by the director shall not exceed:

- 1 a. In the NC and P zones: forty-five feet.
- 2 b. In the UH and C zones: sixty-five feet.
- 3 c. In the UM, BP, BC, and IND zones: fifty-five feet.
- 4 d. Height and density requirements for urban high and regional center reflected in Section
- 5 17.420.058, Silverdale regional center and design district density and dimension table.
- 6 18. The minimum and maximum densities within the range are based upon the net acreage of
- 7 the property(ies) after the removal of critical areas. In determining a development proposal's
- 8 actual density within the range, the features of the subject parcel including on-site or adjacent
- 9 wetlands, streams or steep slopes shall be considered first.
- 10 19. ~~Reserved. These zones are not intended to accommodate population growth and~~
- 11 ~~therefore do not have allowed density. However, limited new residential uses may occur in~~
- 12 ~~these zones which support the intent of these zones to provide employment and services.~~
- 13 ~~Therefore, up to one dwelling unit may be allowed per existing parcel for the limited residential~~
- 14 ~~uses allowed in Kitsap County Code Chapter 17.410.~~
- 15 20. Reserved.
- 16 21. Twenty feet when abutting a residential zone.
- 17 22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline
- 18 area.
- 19 23. The minimum site setback shall be seventy-five feet for any yard abutting a residential
- 20 zone, unless, based upon a site-specific determination, berming and landscaping approved by
- 21 the director is provided that will effectively screen and buffer the business park activities from
- 22 the residential zone that it abuts; in which case, the minimum site setback may be reduced to
- 23 less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site
- 24 setbacks shall be twenty feet.
- 25 24. An individual structure intended for future mixed commercial and residential uses may
- 26 initially be used exclusively for residential use if designed and constructed for eventual
- 27 conversion to mixed commercial and residential use once the urban village center matures.
- 28 25. For new building permit applications on vacant lots over eighteen thousand square feet
- 29 located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum
- 30 lot size shall not exceed nine thousand square feet. This restriction shall not apply if:
- 31 a. The net developable area of the existing parcel is less than eighteen thousand square
- 32 feet; or
- 33 b. The project application will meet minimum density requirements as established by this
- 34 chapter.

1 26. No service road, spur track, or hard stand shall be permitted within required yard areas
2 that abut a residential zone.

3 27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-
4 foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts
5 to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures,
6 open storage, or parking shall be allowed within this area. The director shall only approve
7 screening buffers that improve the compatibility between the proposed use and the residential
8 zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when
9 based upon a site-specific determination that topography, berming or other screening features
10 will effectively screen industrial activities from the residential zone. Conversely, based upon a
11 similar site-specific determination, the director may increase the buffer width from fifty feet to
12 ensure adequate buffering and compatibility between uses.

13 28. Unless part of an approved zero-lot-line development.

14 29. One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.

15 30. No minimum lot size if property is used only for extraction.

16 31. Three hundred thirty feet if activity includes any uses in Section 17.170.020.

17 32. Existing lots developed with existing single-family residences are permitted to be
18 maintained, renovated and structurally altered. Additions to existing residential structures in
19 order to provide commercial uses are also permitted regardless of density.

20 33. Except for the height and density requirements reflected in Section 17.420.058, Silverdale
21 regional center and design district density and dimension table, all development within the
22 Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

23 34. Development abutting a street for which a standard has been established by the Kitsap
24 County arterial plan shall provide a special setback from the centerline of said street or a
25 distance adequate to accommodate one-half of the right-of-way standard established by the
26 arterial plans for the street. The building setback required by the underlying zone shall be in
27 addition to the special setback and shall be measured from the edge of the special setback line.
28 The special setback area shall be treated as additional required yard area and reserved for
29 future street widening purposes.

30 35. Reserved.

31 36. For standards applicable to master planned industrial developments and approved
32 industrial parks, see Sections 17.320.030 and 17.330.030.

33 37. Adjacent to airports, the director may impose height restrictions and/or other land use
34 controls as deemed essential to prevent the establishment of air space obstructions in air

1 approaches to protect the public health, safety and welfare consistent with Federal Aviation
2 Regulations (FAR) Part 77.

3 38. Reserved.

4 39. Reserved.

5 40. Height limitations set forth elsewhere in this title shall not apply to the following: barns,
6 silos, or other farm buildings and structures, provided they are not less than fifty feet from every
7 lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles,
8 grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts,
9 aeriels, elevator shafts, and other similar projections; and outdoor theater screens, provided
10 said screens contain no advertising matter other than the name of the theater. The proponent
11 seeking exception to the height limitation shall certify that the object being considered under
12 this provision will not shade an existing solar energy system which, by the determination of the
13 director, contributes substantially to the space- or water-heating requirements of a building.

14 41. The following exceptions apply to front yard requirements for dwellings:

15 a. If there are dwellings on both abutting lots with front yards less than the required depth
16 for the zone, the front yard for the lot need not exceed the average front yard of the
17 abutting dwellings.

18 b. If there is a dwelling on one abutting lot with a front yard less than the required depth
19 for the zone, the front yard need not exceed a depth of halfway between the depth of the
20 front yard on the abutting lot and the required front yard depth.

21 c. If a modification to the front yard requirement is necessary in order to site dwellings in a
22 manner that maximizes solar access, the director may modify the requirement.

23 d. On lots with multiple front yards, the front yard setback(s) in which the lot does not
24 receive access may be modified by the director. Based upon topography, critical areas or
25 other site constraints, the director may reduce these front yard setbacks to a minimum of
26 twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty
27 feet. The director may not modify front yard setbacks from county arterials or collectors.
28 Such reductions shall not have an adverse impact to surrounding properties.

29 42. The following exceptions apply to historic lots:

30 a. Building setback lines that do not meet the requirements of this title but were legally
31 established prior to the adoption of this title shall be considered the building line for
32 alterations, remodels, and accessory structures on the lot or parcel; providing, that no
33 structure or portion of such addition may further project beyond the established building
34 line.

1 b. Any single-family residential lot of record as defined in Chapter 17.110 that has a
2 smaller width or lot depth than that required by this title, or is less than one acre, may use
3 that residential zoning classification that most closely corresponds to the dimension or
4 dimensions of the lot of record, for the purpose of establishing setbacks from the property
5 lines.

6 43. Any structure otherwise permitted under this section may be placed on a lot or parcel
7 within a required yard area if the director finds that such a location is necessary because existing
8 sewer systems or roadways make compliance with the yard area requirements of this title
9 impossible without substantial changes to the site.

10 44. Reserved.

11 45. Density in the KVLR zone may be increased to three units per acre through a performance-
12 based development (PBD) process pursuant to the regulations cited in Section 17.360A.030(B).

13 46. A front porch and associated steps shall meet a minimum five-foot setback from the front
14 property line and the following requirements:

15 a. Porches shall be at least forty percent open on each of two sides.

16 b. Porches shall be a minimum of four feet by six feet.

17 47. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets
18 forth policies and regulations for properties within the Manchester village commercial district
19 (MVC). All developments within the MVC district must be consistent with these standards.

20 48. Shoreline properties are subject to Title 22 and may have additional buffers and setbacks
21 requirements not listed in the density and dimension tables. Properties constrained by critical
22 areas are subject to Title 19 and may have additional buffers and setbacks requirements not
23 listed in the density and dimension tables. Cornices, canopies, eaves, belt courses, sills, bay
24 windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches
25 into any required yard area. In no case shall a habitable area be considered for encroachment
26 into a required yard through any land use process. Additionally, fire escapes, open/uncovered
27 porches, balconies, landing places or outside stairways may extend up to twenty-four inches
28 into any required side or rear yards. Open/uncovered porches, balconies, landing places, or
29 outside stairways shall not extend more than six feet into any required front yard and shall be a
30 minimum of five feet from the front property line.

31 49. Minimum project size applies to the initial land use application for the property such as
32 master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site
33 plan consistent with scope and conditions of the land use approval is not required to meet this
34 minimum size.

1 50. New or remodeled structures within the Illahee ~~view protection overlay zone~~ View
2 Protection Overlay may not exceed twenty-eight feet. Kitsap County will not enforce vegetation
3 height standards.

4 51. Reserved.

5 52. No motor vehicle parking allowed within the front yard setback. See also Section
6 17.400.060 regarding conditions under which maximum setbacks may increase, as well as
7 parking location standards.

8 53. Within the Gorst urban growth area, density, impervious surface coverage and height may
9 be increased to the maximum listed in the density and dimensions table through compliance
10 with the incentive program described in Section 17.400.080(B).

11 54. Standard listed applicable to Gorst UGA only.

12 55. Parcels located within the Silverdale Regional Growth Center shall refer to the design
13 standards identified in Section 17.420.058, Silverdale regional center and design district density
14 and dimension table.

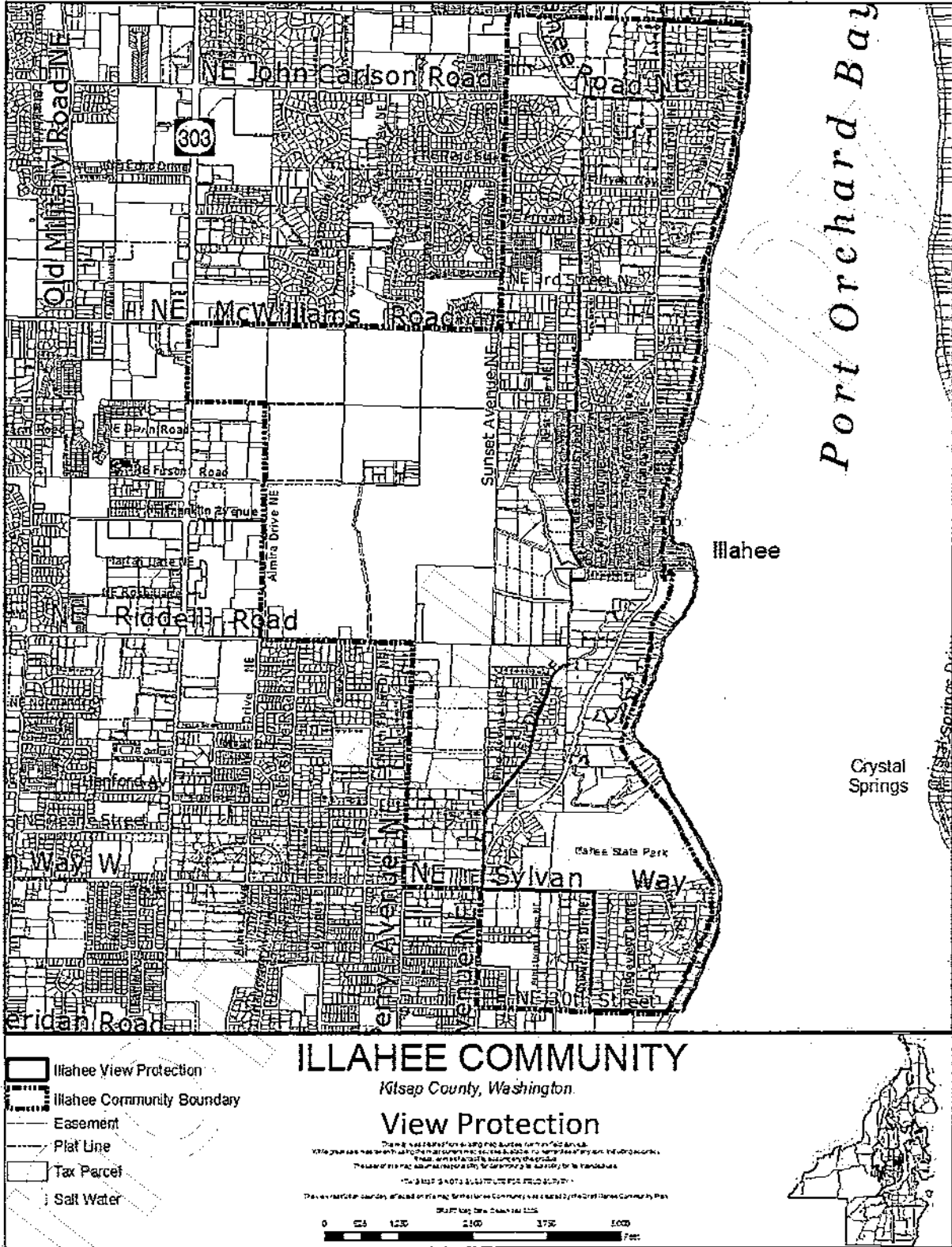
15 56. Height and density may be increased through Chapter 17.450, Performance Based
16 Development, or if a project qualifies as mixed use development and meets modification or
17 waiver request criteria as identified in Section 17.420.035, Additional mixed use development
18 standards.

19 57. Mixed use projects are not required to meet the minimum density requirements.

20
21
22 **Amendment #14: Illahee View Protection Overlay Map (KCC)**

23
24 A new section is added to Kitsap County Code Chapter 17.700 'Appendices', as follows:

25
26 **Appendix B Illahee View Protection Overlay Map.**



Amendment #15: Allowed Density in Agriculture Code (KCC)

Kitsap County Code Section 17.455.060 'Applicability', last amended by Ordinance 536 (2016), is amended as follows:

17.455.020 Applicability.

Primary agricultural uses and accessory agricultural uses or agritourism, as defined by this chapter, shall be allowed in farm focus areas and in zones as indicated in Table 1: Kitsap County Agriculture Use Permissibility. Farms that file a schedule F or schedule C with the Internal Revenue Service or have an agricultural land designation tax exemption status with the Kitsap County assessor shall have the same permissibility and protections as farm focus areas.

Table 1: Kitsap County Agriculture Use Permissibility

| Comprehensive Plan Land Use Designation | Zone Classification | Map Symbol | Density | Permissibility |
|---|---------------------------|------------|------------------------------|----------------|
| Rural Residential | Rural Residential | <u>RR</u> | 1 dwelling unit/5 acres | P |
| Rural Protection | Rural Protection | <u>RP</u> | 1 dwelling unit/10 acres | P |
| Rural Wooded | Rural Wooded | <u>RW</u> | 1 dwelling unit/20 acres | P |
| Forest Resource Lands | Forest Resource Lands | <u>FRL</u> | 1 dwelling unit/40 acres | P |
| Mineral Resource | Mineral Resource Overlay | <u>MRO</u> | Not applicable | P |
| Urban Low-Density Residential | Urban Restricted | <u>UR</u> | 1-5 dwelling units/acre | P (2) / -- |
| | Greenbelt | <u>GB</u> | 1-4 dwelling units/acre | P |
| | Urban Low Residential | <u>UL</u> | 5-9 dwelling units/acre | -- (1) |
| | Urban Cluster Residential | <u>UCR</u> | 5-9 dwelling units/acre | -- (1) |
| Urban Medium-Density Residential | Urban Medium Residential | <u>UM</u> | 10-18 dwelling units/acre | -- |
| Urban High-Density Residential | Urban High Residential | <u>UH</u> | 10-30 dwelling units/acre | -- |
| Urban Low Intensity Commercial | Urban Village Center | <u>UVC</u> | Up to 18 dwelling units/acre | -- |
| | Neighborhood Commercial | <u>NC</u> | 10-30 dwelling units/acre | -- |

| | | | | |
|--|---|-------------|-----------------------------|--------|
| | Low Intensity Commercial | <u>LIC</u> | 10 – 30 dwelling units/acre | -- |
| Urban High Intensity Commercial | Commercial | <u>C</u> | 10 – 30 dwelling units/acre | -- |
| | Regional Center | <u>RC</u> | 10 – 60 dwelling units/acre | -- |
| Rural Commercial | Rural Commercial | <u>RCO</u> | Not applicable | -- (1) |
| Urban and Rural Industrial | Business Park | <u>BP</u> | Not applicable | P |
| | Business Center | <u>BC</u> | Not applicable | P |
| | Industrial | <u>IND</u> | Not applicable | P |
| | Rural industrial | <u>RI</u> | Not applicable | P |
| Public Facilities | Parks | <u>P</u> | Not applicable | P |
| Limited Area of More Intensive Rural Development (LAMIRD) Type I | Keyport Village Commercial | <u>KVC</u> | 0 – 5 dwelling units/acre | -- (1) |
| | Keyport Village Low Residential | <u>KVLR</u> | 2 dwelling units/acre | P |
| | Keyport Village Residential | <u>KVR</u> | 5 dwelling units/acre | P |
| | Manchester Village Commercial | <u>MVC</u> | 0 – 5 dwelling units/acre | -- (1) |
| | Manchester Village Low Residential | <u>MVLR</u> | 2 dwelling units/acre | P |
| | Manchester Village Residential | <u>MVR</u> | 4 dwelling units/acre | P |
| | Port Gamble Rural Historic Town Commercial | <u>RHTC</u> | 2.5 dwelling units/acre | -- (1) |
| | Port Gamble Rural Historic Town Residential | <u>RHTR</u> | 2.5 dwelling units/acre | P |
| | Port Gamble Rural Historic Waterfront | <u>RHTW</u> | 2.5 dwelling units/acre | P |
| | Suquamish Village Commercial | <u>SVC</u> | Not applicable | -- (1) |
| | Suquamish Village Low Residential | <u>SVLR</u> | 2 dwelling units/acre | P |
| | Suquamish Village Residential | <u>SVR</u> | 2 dwelling units/acre | P |
| | Rural Employment Center | <u>REC</u> | Not applicable | P |

| | | | | |
|--|--------------------------------|------|----------------|---|
| Limited Area of More Intensive Rural Development (LAMIRD) Type III | Twelve Trees Employment Center | TTEC | Not applicable | P |
|--|--------------------------------|------|----------------|---|

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Footnotes:

- (1) Residents or community gardens may keep up to eight hens (no roosters) and two bee colonies for their own use.
- (2) Use prohibited within the Gorst Urban Growth Area.

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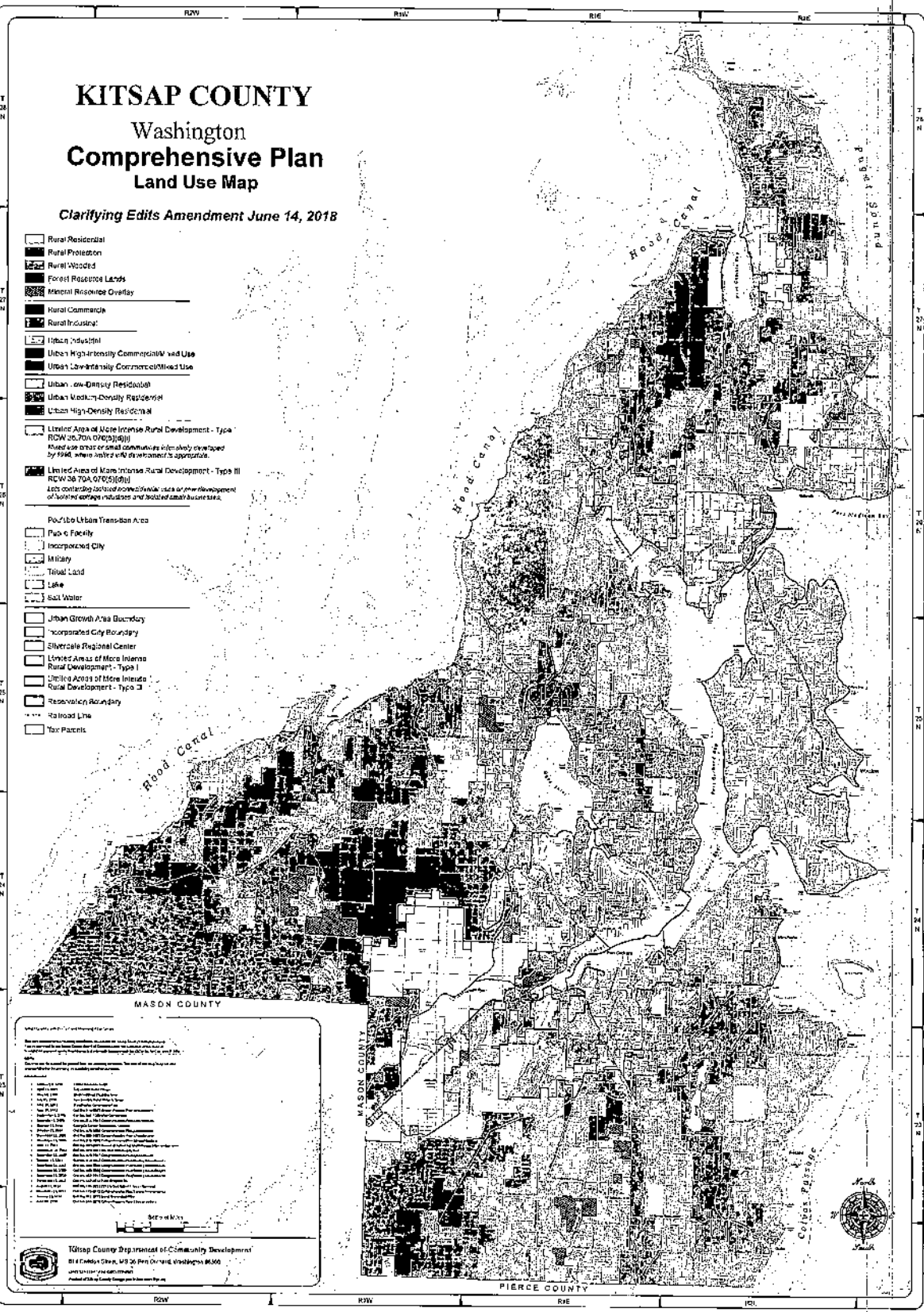
Attachment 7
Exhibit 1

Unofficial Copy

KITSAP COUNTY Washington Comprehensive Plan Land Use Map

Clarifying Edits Amendment June 14, 2018

- Rural Residential
- Rural Protection
- Rural Wooded
- Forest Resource Lands
- Mineral Resource Overlay
- Rural Commercial
- Rural Industrial
- Urban Industrial
- Urban High Intensity Commercial/Mixed Use
- Urban Low Intensity Commercial/Mixed Use
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Limited Area of More Intense Rural Development - Type I
RCW 36.70A.070(3)(a)(i)
Rural use areas or small communities already developed by 1994, where future development is appropriate.
- Limited Area of More Intense Rural Development - Type III
RCW 36.70A.070(5)(b)(i)
Lots containing isolated commercial uses or new development of isolated single units and small businesses.
- Possible Urban Transition Area
- Paper Facility
- Incorporated City
- Military
- Tilled Land
- Lake
- Salt Water
- Urban Growth Area Boundary
- Incorporated City Boundary
- Silverdale Regional Center
- Limited Area of More Intense Rural Development - Type I
- Limited Area of More Intense Rural Development - Type II
- Reservoir Boundary
- Railroad Line
- Tax Parcels



Multiparty Land Use Planning Act

As required by the Washington State Constitution, the Kitsap County Board of Commissioners has adopted this Comprehensive Plan to guide the future development of Kitsap County. This plan is intended to be a living document that will be updated as needed to reflect changes in the county's needs and circumstances.

Legend:

- 1. Land Use Designation
- 2. Urban Growth Area Boundary
- 3. Incorporated City Boundary
- 4. Silverdale Regional Center
- 5. Limited Area of More Intense Rural Development - Type I
- 6. Limited Area of More Intense Rural Development - Type II
- 7. Reservoir Boundary
- 8. Railroad Line
- 9. Tax Parcels

Scale of Miles

Kitsap County Department of Community Development
301 E. Duwamish Street, MS 26, Port Orchard, Washington 98150
www.kitsapcounty.com

Ordinance Attachment 7, Exhibit 1 - Clarifying Edits

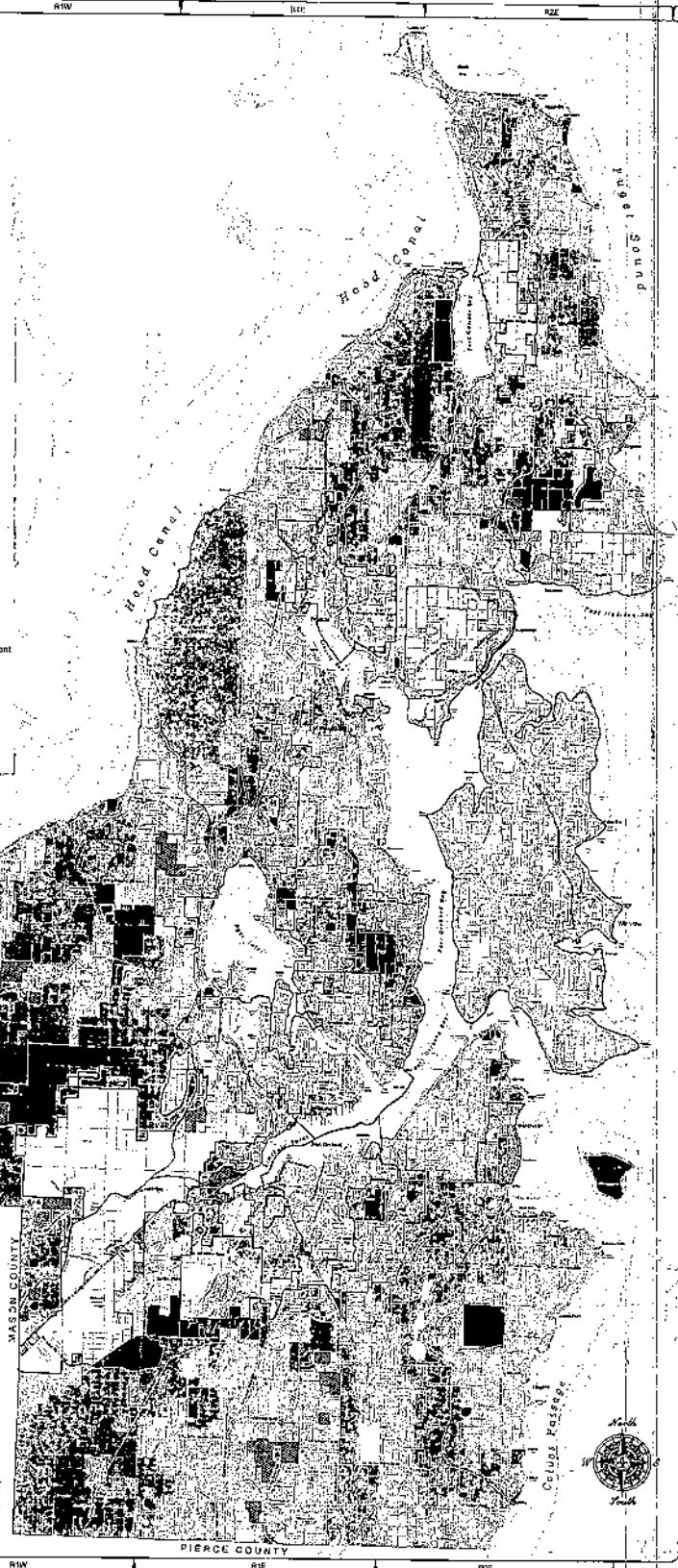
Attachment 7
Exhibit 2

KITSAP COUNTY

Washington Zoning

Clarifying Edits Amendment June 14, 2018

- RR - Rural Residential (1 DU/6 Ac)
- RP - Rural Precursor (1 DU/6 Ac)
- RW - Rural Wooded (1 DU/20 Ac)
- FHL - Forest Resource Lands (1 DU/6 Ac)
- VRD - Mineral Resource Overlay
- BO - Business Center
- BP - Business Plaza
- RD - Residential
- C - Commercial (10-20 DU/AC)
- AC - Regional Center (10-20 DU/AC)
- NO - Neighborhood Commercial (1-10 DU/AC)
- MO - Low Intensity Commercial (10-20 DU/AC)
- MCO - Rural Commercial
- REG - Rural Employment Center
- M - Municipal
- YTEC - Twelve Trees Employment Center
- GO - Greenbelt (1-4 DU/AC)
- UR - Urban Residential (1-5 DU/AC)
- CGR - Urban Cluster Residential (1-8 DU/AC)
- UL - Urban Low Residential (1-4 DU/AC)
- UM - Urban Medium Residential (10-18 DU/AC)
- UH - Urban High Residential (12-20 DU/AC)
- UVG - Urban Village Center (10-18 DU/AC)
- Royalton Rural Village**
- RVC - Royalton Village Commercial
- RVL - Royalton Village Low Residential
- RVR - Royalton Village Residential
- Manchester Rural Village**
- MVG - Manchester Village Commercial
- MVL - Manchester Village Low Residential
- MVR - Manchester Village Residential
- Fort Gamble Rural Historic Town**
- RHTC - Rural Historic Town Commercial
- RHTR - Rural Historic Town Residential
- RHTV - Rural Historic Town Vacant
- Squamish Rural Village**
- SVC - Squamish Village Commercial
- SVLR - Squamish Village Low Residential
- SVR - Squamish Village Residential
- P - Park
- CITY - Incorporated City
- VIL - Village
- T - Township
- Lot
- Sea View
- City of Poulsbo Municipal Code
- RL - Residential Low
- OSR 1070 Residential Overlay
- CI - Light Industrial
- CIER 1070 Business and Employment Overlay
- Designated Urban Growth Areas**
- UZA - Urban Area Boundary
- Incorporated City Boundary
- Limited Areas of More Intense Rural Development**
- Type I
- Type II
- Type III
- Preservation Overlay



Attachment 7
Exhibit 3

Unofficial Copy

This table lists all of the parcels with a 2016 Mineral Resource Overlay (MRO) classification that were subject to the clarifying map edits described in Amendments #4 and #5. The Zone and MRO classification remained unchanged. The Land Use Designation, which underlays the MRO, was determined based on Zone.

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|---|------|----------------------|---------|-------|
| 5264-001-016-0000 | ADAMS MONICA A | RR | RR | MRO | 0.36 |
| 152301-2-001-1008 | ALLEN SHEARER TRUCKING & LANDSCAPE SUPPLY INC | RP | RP | MRO | 39.59 |
| 332301-4-001-2000 | ALPINE EVERGREEN CO INC | RR | RR | MRO | 37.50 |
| 342301-3-002-2000 | ALPINE EVERGREEN CO INC | RR | RR | MRO | 48.62 |
| 122301-1-004-1000 | ALPINE EVERGREEN CO INC | RR | RR | MRO | 77.54 |
| 232301-4-008-2005 | AMIS MICHAEL B & VALARIE S | RR | RR | MRO | 1.26 |
| 232301-4-023-2006 | ANDERSON DAVID & KRISTINA | RR | RR | MRO | 1.71 |
| 5264-001-006-0002 | ANDERSON LAURIE R | RR | RR | MRO | 0.42 |
| 042602-2-001-2005 | ARNESS TREE FARMS INC | RW | RW | MRO | 20.30 |
| 042602-1-004-2004 | ARNESS WILLIAM & PATRICIA | RW | RW | MRO | 37.84 |
| 262301-1-041-2007 | B & C LAND LLC | RR | RR | MRO | 3.53 |
| 262301-1-025-2007 | B & C LAND LLC | RR | RR | MRO | 2.52 |
| 262301-1-039-2001 | B & C LAND LLC | RR | RR | MRO | 3.96 |
| 5264-002-017-0007 | BARCLAY KELLY & BARBARA | RR | RR | MRO | 3.01 |
| 192501-4-025-2008 | BARTON CHARLES E & KIMBERLEE A | IND | IND | MRO | 0.72 |
| 192501-4-060-2004 | BELL ROBERT L & TRACY L | IND | IND | MRO | 0.58 |
| 4799-000-020-0102 | BELLE AVENUE LLC | RR | RR | MRO | 6.93 |
| 262301-4-034-2000 | BESS EVONNE M TRUSTEE | RR | RR | MRO | 5.04 |
| 262301-4-064-2003 | BEYERS BRUCE E & SHARIA | RR | RR | MRO | 1.32 |
| 092201-1-019-2007 | BITZ HENRY | RR | RR | MRO | 2.71 |
| 102201-2-026-2003 | BITZ HENRY & DONNA | RR | RR | MRO | 2.71 |
| 5264-002-002-0004 | BOWMAN LESLIE R | RR | RR | MRO | 0.36 |
| 352401-3-007-1005 | BREMERTON CITY OF | UR | PF | MRO | 0.99 |
| 5264-001-009-0009 | BRENNAN DONNA L | RR | RR | MRO | 0.43 |
| 262301-4-062-2005 | BURNS ELIJAH G & SARAH M | RR | RR | MRO | 1.33 |
| 5264-002-008-0008 | CABANES CONRAD T III & SIMPLICIA G | RR | RR | MRO | 0.37 |
| 5264-002-005-0001 | CANTOR ANTHONY L & DARCI M | RR | RR | MRO | 0.36 |
| 5264-002-011-0003 | CARLSON NATASHA M & FISCHER CAMMAE R & | RR | RR | MRO | 0.36 |
| 232301-4-021-2008 | CARMONA RAUL R & JANET Y | RR | RR | MRO | 1.31 |
| 192501-4-048-2001 | CENA WILFRED G & EVELYNDA M TRUSTEES | IND | IND | MRO | 0.61 |
| 5264-001-008-0000 | CHARLEY JAY & NIKOLE R | RR | RR | MRO | 0.42 |
| 262301-1-017-2007 | CHEVALIER MAURICE & REBECCA | RR | RR | MRO | 2.39 |
| 5264-002-001-0005 | CLABAUGH MICHAEL | RR | RR | MRO | 0.40 |
| 232301-4-006-2007 | COLBURN REID | RR | RR | MRO | 1.26 |
| 192501-4-069-2005 | COLLINS MICHAEL J | IND | IND | MRO | 0.58 |
| 092201-1-029-2005 | COURTNEY TODD A & CONNIE FE | RR | RR | MRO | 5.20 |
| 5264-002-004-0002 | COX NANCY | RR | RR | MRO | 0.39 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|--------------------------------------|------|----------------------|---------|--------|
| 232301-4-016-2005 | CRANE JONATHAN L & GLORIA J | RR | RR | MRO | 1.20 |
| 232301-4-010-2001 | CREGIER CHARLES E | RR | RR | MRO | 1.12 |
| 202401-1-004-1009 | CROSS MELVIN | RW | RW | MRO | 10.04 |
| 192501-4-068-2006 | D & J ROHN FAMILY LLLP #2 | IND | IND | MRO | 0.60 |
| 192501-2-005-2006 | DCRW PROPERTIES LLC | IND | IND | MRO | 9.65 |
| 192501-4-055-2001 | DCRW PROPERTIES LLC | IND | IND | MRO | 0.37 |
| 192501-4-054-2002 | DCRW PROPERTIES LLC | IND | IND | MRO | 0.36 |
| 5264-001-007-0001 | DEGREGORY FRANK JOHN JR & STEFANIE A | RR | RR | MRO | 0.42 |
| 192501-4-049-2000 | DELANEY JOHN V III TRUSTEE | IND | IND | MRO | 0.40 |
| 192501-4-042-2007 | DICKEY RD LLC | IND | IND | MRO | 0.29 |
| 192501-4-043-2006 | DICKEY RD LLC | IND | IND | MRO | 0.29 |
| 262301-4-040-2002 | DISNEY & ASSOCIATES INC | RR | RR | MRO | 1.26 |
| 192501-4-070-2002 | DIXON JAMES B | IND | IND | MRO | 0.86 |
| 5264-002-007-0009 | DOAN TOAN SI | RR | RR | MRO | 0.40 |
| 5264-001-018-0008 | DOBBINS DAISYRENE M & MACKENZIE L | RR | RR | MRO | 0.48 |
| 272701-3-007-2000 | DOYLE WILLIAM W & MICHELE T | RR | RR | MRO | 7.52 |
| 352401-3-006-1006 | ECKSTROM JOHN A | RR | RR | MRO | 4.49 |
| 262301-4-002-2008 | ELLISON ANNE A & DAVID E | RR | RR | MRO | 5.04 |
| 192501-4-034-2007 | ERICKSON ANN | IND | IND | MRO | 0.59 |
| 272701-3-017-2008 | ERICKSON JEFFREY A | RR | RR | MRO | 2.30 |
| 5264-001-017-0009 | EURY DAN P & PATRICIA | RR | RR | MRO | 0.42 |
| 262301-4-043-2009 | EVETT TERRY & ROBYN M | RR | RR | MRO | 1.06 |
| 192501-4-044-2005 | FELDMAN ROBERT D | IND | IND | MRO | 0.77 |
| 5264-001-001-0007 | FLORES GLEN B & PATRICIA P | RR | RR | MRO | 1.53 |
| 262301-4-087-2006 | FORSYTHE MATTHEW H & | RR | RR | MRO | 2.16 |
| 102201-2-029-2000 | FOURNIER LYNDA S | RR | RR | MRO | 5.35 |
| 102201-2-027-2002 | FOURNIER LYNDA S | RR | RR | MRO | 2.71 |
| 5264-001-005-0003 | FRITZ NIKKI D | RR | RR | MRO | 0.42 |
| 5264-001-015-0001 | GOULD JAN C & HUSKEY CYNTHIA D | RR | RR | MRO | 0.37 |
| 5264-002-006-0000 | GRANSTROM SUZIE D | RR | RR | MRO | 0.41 |
| 182401-1-001-1006 | GREEN MOUNTAIN ST FOREST | RW | RW | MRO | 476.87 |
| 202401-1-003-1000 | GREEN MOUNTAIN ST FOREST | RW | RW | MRO | 532.76 |
| 192501-4-023-2000 | GUSKI EDWARD C & MARY A | IND | IND | MRO | 1.13 |
| 192501-4-041-2008 | HARRIS BYRON | IND | IND | MRO | 0.63 |
| 272701-4-092-2004 | HILL LOGISTICS LLC | TTEC | LAMIRD | MRO | 1.05 |
| 192501-4-045-2004 | HOOT RIDGE DUPLEX LLC | IND | IND | MRO | 0.77 |
| 192501-4-005-2002 | HORNING SPENCER & FRANCES | IND | IND | MRO | 1.07 |
| 192501-4-027-2006 | HORNING SPENCER & FRANCES | IND | IND | MRO | 1.05 |
| 092201-1-023-2001 | HUBBARD NICHOL ANN & PAUL MICHAEL | RR | RR | MRO | 2.54 |
| 272701-3-010-2005 | JAKUM FRANK G JR | RR | RR | MRO | 2.30 |
| 272701-3-018-2007 | JENNINGS BENJAMIN A | RR | RR | MRO | 2.93 |
| 262301-4-061-2006 | JESUS RONALD A & DONNA LEE | RR | RR | MRO | 1.06 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|-----------------------------------|------|----------------------|---------|-------|
| 262701-2-019-2009 | JJCT PROPERTIES LLC | RR | RR | MRO | 29.86 |
| 342301-4-007-2003 | JOHNSON DANIEL & LINDA | RR | RR | MRO | 2.60 |
| 262301-1-061-2002 | JONES KARIN K & MICHAEL S | RR | RR | MRO | 1.02 |
| 5264-001-013-0003 | JORDAN JOANNE KAY | RR | RR | MRO | 0.37 |
| 272701-3-009-2008 | KITSAP COUNTY GENERAL | RR | RR | MRO | 3.83 |
| 162402-3-001-1003 | KITSAP COUNTY PUBLIC WORKS | RW | RW | MRO | 35.65 |
| 172402-4-008-1003 | KITSAP COUNTY PUBLIC WORKS | RW | RW | MRO | 17.58 |
| 342301-4-015-2003 | KITSAP COUNTY PUBLIC WORKS | RR | RR | MRO | 87.79 |
| 042202-1-005-2007 | KITSAP COUNTY PUBLIC WORKS | RP | RP | MRO | 3.93 |
| 032401-3-006-1004 | KITSAP COUNTY PUBLIC WORKS | RW | RW | MRO | 39.61 |
| 322401-1-030-2001 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.68 |
| 322401-1-117-2007 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 52.50 |
| 322401-1-025-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 1.46 |
| 322401-1-124-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.52 |
| 322401-1-122-2000 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.54 |
| 282401-3-014-2003 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.92 |
| 282401-3-068-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 18.09 |
| 322401-1-021-2002 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 5.92 |
| 282401-3-065-2001 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 4.74 |
| 322401-1-017-2008 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 6.12 |
| 322401-1-130-2000 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 1.55 |
| 322401-1-022-2001 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 0.48 |
| 322401-1-129-2003 | KRM REAL PROPERTY INVESTMENTS LLC | IND | IND | MRO | 2.79 |
| 192501-4-040-2009 | LAARS GROUP LLC | IND | IND | MRO | 0.77 |
| 202401-1-002-1001 | LAKE TAHUYEH COMMUNITY CLUB | RW | RW | MRO | 29.60 |
| 192501-4-051-2005 | LARSON KYLE & TAMMY | IND | IND | MRO | 0.62 |
| 5264-002-009-0007 | LAWRENCE SHAWN P & MARITA L | RR | RR | MRO | 0.39 |
| 5264-002-010-0004 | LAZO JOSEPH L | RR | RR | MRO | 0.39 |
| 232301-4-001-2002 | LEVINSON MARK M & KIM A | RR | RR | MRO | 5.04 |
| 232301-4-014-2007 | LEVINSON MARK M & KIM A | RR | RR | MRO | 2.52 |
| 232301-4-011-2000 | LEVINSON MARK M & KIM A | RR | RR | MRO | 2.32 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|------------------------------------|------|----------------------|---------|-------|
| 232301-4-019-2002 | LOMAX RANDALL & BARBARA | RR | RR | MRO | 1.15 |
| 232301-4-007-2006 | LOPEZ ISAAC F | RR | RR | MRO | 4.91 |
| 192501-4-047-2002 | LYON TODD A & DEANA M | IND | IND | MRO | 1.20 |
| 5264-002-003-0003 | MACMILLAN ALEXANDER T & EMILY J | RR | RR | MRO | 0.39 |
| 192501-4-046-2003 | MANNING ANGELINA V & MEIER KEVIN J | IND | IND | MRO | 0.62 |
| 5264-001-012-0004 | MANSELL JAMES D | RR | RR | MRO | 0.37 |
| 5264-001-011-0005 | MAYBE GEORGE J JR & REBECCA J | RR | RR | MRO | 0.37 |
| 232301-4-020-2009 | MEANS MICHAEL J & MELISSA R | RR | RR | MRO | 1.00 |
| 342401-4-001-1000 | MERIDIAN TERRACE LLC | RR | RR | MRO | 39.54 |
| 352401-3-011-1009 | MERIDIAN TERRACE LLC | RR | RR | MRO | 29.80 |
| 342401-4-002-1009 | MERIDIAN TERRACE LLC | RR | RR | MRO | 22.76 |
| 342401-4-003-1008 | MERIDIAN TERRACE LLC | RP | RP | MRO | 15.98 |
| 102201-2-004-2009 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 9.34 |
| 092201-1-001-2007 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 33.29 |
| 262301-1-013-2001 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 9.06 |
| 262301-1-014-2000 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 4.53 |
| 102201-2-005-2008 | MILES SAND & GRAVEL COMPANY | RR | RR | MRO | 9.38 |
| 232301-4-022-2007 | MILLER ANDREW F | RR | RR | MRO | 1.08 |
| 232301-4-002-2001 | MOEN ARDELL G | RR | RR | MRO | 3.23 |
| 232301-4-003-2000 | MOEN ARDELL G | RR | RR | MRO | 1.60 |
| 4799-000-002-0104 | MORRISON DONALD L & LOIS J | RR | RR | MRO | 0.46 |
| 192501-4-028-2005 | MUTCHLER GREGORY J | IND | IND | MRO | 1.07 |
| 232301-1-009-2000 | NIELSEN MARK A | RR | RR | MRO | 29.69 |
| 232301-1-010-2007 | NIELSEN MARK A | RR | RR | MRO | 29.72 |
| 272701-4-095-2001 | NILSEN BRUCE & LYNDA | TTEC | LAMIRD | MRO | 0.67 |
| 272701-4-098-2008 | NILSEN BRUCE & LYNDA | TTEC | LAMIRD | MRO | 1.12 |
| 272701-3-016-2009 | NORTH KITSAP GR & ASH CO | RR | RR | MRO | 0.18 |
| 092201-1-018-2008 | OLSON KRISTIN | RR | RR | MRO | 2.70 |
| 262301-4-063-2004 | PARKER VALERIE G TRUSTEE | RR | RR | MRO | 1.32 |
| 262301-1-062-2001 | PENDRAS TERRI | RR | RR | MRO | 1.01 |
| 5264-001-014-0002 | PERRY BRANDON P | RR | RR | MRO | 0.37 |
| 262301-4-032-2002 | PETTYJOHN JIMMY L & CHRIS K | RR | RR | MRO | 5.04 |
| 092201-1-028-2006 | PIERCE ROBERT J | RR | RR | MRO | 5.96 |
| 5264-002-016-0008 | PIONEER BUILDERS INC | RR | RR | MRO | 6.70 |
| 272701-4-097-2009 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.79 |
| 272701-4-091-2005 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.67 |
| 272701-4-093-2003 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.36 |
| 272701-4-096-2000 | PIONEER INVESTMENTS LLC | TTEC | LAMIRD | MRO | 0.85 |
| 262301-1-042-2006 | PONTIUS VERNON E & CASSANDRA I | RR | RR | MRO | 3.34 |
| 262301-1-063-2000 | PONTIUS VERNON E & CASSANDRA I | RR | RR | MRO | 0.98 |
| 262301-1-040-2008 | PONTIUS VERNON E & CASSANDRA I | RR | RR | MRO | 3.91 |
| 202702-3-005-2008 | POPE RESOURCES | RW | RW | MRO | 9.57 |
| 292702-2-026-2006 | POPE RESOURCES | RW | RW | MRO | 7.54 |

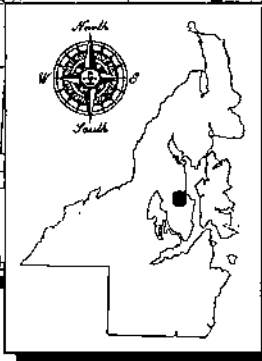
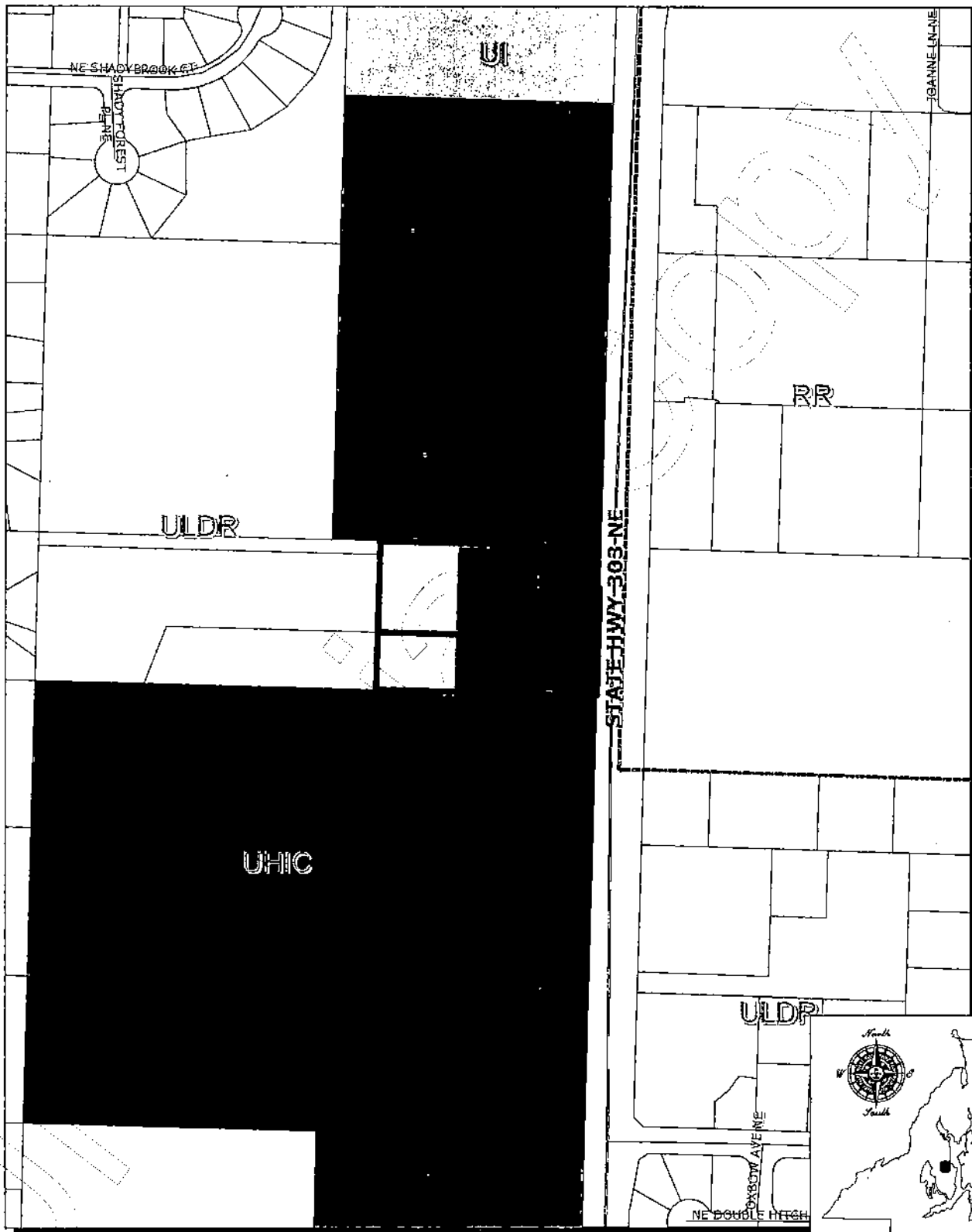
| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|--|------|----------------------|---------|--------|
| 4799-000-001-0303 | PORT ORCHARD GARDENS LLC | RR | RR | MRO | 41.63 |
| 342301-3-018-2002 | PORT ORCHARD SAND & GRAVEL | RR | RR | MRO | 48.02 |
| 192501-2-008-2003 | PORT ORCHARD SAND & GRAVEL COMPANY INC | IND | IND | MRO | 9.50 |
| 192501-2-003-2008 | PORT ORCHARD SAND & GRAVEL COMPANY INC | IND | IND | MRO | 40.35 |
| 192501-2-009-2002 | PORT ORCHARD SAND & GRAVEL COMPANY INC | IND | IND | MRO | 19.28 |
| 192501-4-064-2000 | PUGET SOUND KIDNEY CENTERS | IND | IND | MRO | 1.00 |
| 192501-4-062-2002 | PUGET SOUND KIDNEY CENTERS | IND | IND | MRO | 0.43 |
| 192501-4-063-2001 | PUGET SOUND KIDNEY CENTERS | IND | IND | MRO | 0.58 |
| 192501-2-002-2009 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 10.09 |
| 192501-2-001-2000 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 30.23 |
| 192501-3-001-2008 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 19.44 |
| 192501-3-006-2003 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 38.81 |
| 192501-2-006-2005 | PYRMAT HOLDINGS LLC | IND | IND | MRO | 19.05 |
| 342301-4-006-2004 | RAINIER EVERGREEN | RR | RR | MRO | 3.20 |
| 262301-4-039-2005 | RANDOLPH MATTHEW F & SANDRA MARIE | RR | RR | MRO | 1.26 |
| 092201-1-020-2004 | RAWLINGS ELLEN L | RR | RR | MRO | 2.92 |
| 262301-4-042-2000 | RICHESON ROBERT T & SCHMIDT SIRIWAN M | RR | RR | MRO | 1.04 |
| 5264-001-003-0005 | RUKLICK LEONARD R JR & | RR | RR | MRO | 0.43 |
| 182501-3-010-2008 | RZS ENTERPRISES LLC | IND | IND | MRO | 39.98 |
| 262301-1-060-2003 | SAIKI SUSAN S | RR | RR | MRO | 3.34 |
| 262301-4-038-2006 | SAMULIS JOSEPH & CYNTHIA | RR | RR | MRO | 1.26 |
| 192501-4-065-2009 | SAYAH RAYMOND | IND | IND | MRO | 2.79 |
| 192501-4-066-2008 | SAYAH RAYMOND | IND | IND | MRO | 4.37 |
| 232301-4-017-2004 | SCHAFFER DOROTHY M | RR | RR | MRO | 1.20 |
| 192501-4-050-2006 | SCHMIDT MARTIN & JULIE | IND | IND | MRO | 0.58 |
| 192501-4-039-2002 | SEARER ERIC S & ALYSA M | IND | IND | MRO | 1.22 |
| 262301-4-088-2005 | SEKERAK SARA L | RR | RR | MRO | 7.92 |
| 262701-2-001-2009 | SETTLE ANN E ESTATE | RR | RR | MRO | 9.61 |
| 262301-1-057-2008 | SHERWIN JONATHAN M & MOLLY J | RR | RR | MRO | 1.50 |
| 232301-4-018-2003 | SILVER JOHN A & SHELLY R | RR | RR | MRO | 1.20 |
| 192501-4-038-2003 | SNYDER JUDITH MIEKO TRUSTEE | IND | IND | MRO | 0.28 |
| 192501-4-024-2009 | SNYDER JUDITH MIEKO TRUSTEE | IND | IND | MRO | 0.28 |
| 042401-1-001-1002 | STATE OF WA DNR R/E DIV | RW | RW | MRO | 164.39 |
| 5264-002-015-0009 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 0.59 |
| 5264-001-019-0007 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 1.60 |
| 5264-002-014-0000 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 1.60 |
| 5264-001-020-0004 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 0.24 |
| 5264-002-013-0001 | TALL SHADOWS HOMEOWNERS ASSOC | RR | RR | MRO | 1.60 |
| 092201-1-030-2002 | TALMO INC | RR | RR | MRO | 0.63 |

| PARCEL ACCT NO | CONTACT NAME | ZONE | LAND USE DESIGNATION | OVERLAY | ACRES |
|-------------------|---------------------------------|------|----------------------|---------|-------|
| 262301-4-033-2001 | TAYLOR MARK & JESSECA | RR | RR | MRO | 1.26 |
| 262301-4-027-2009 | TO DUNG TRI & OUDERKIRK JESSICA | RR | RR | MRO | 1.90 |
| 272701-3-019-2006 | TRIPLE P LLC | RR | RR | MRO | 10.11 |
| 272701-3-003-2004 | TRIPLE P LLC | RR | RR | MRO | 9.58 |
| 272701-3-020-2003 | TRIPLE P LLC | RR | RR | MRO | 0.28 |
| 342301-4-011-2007 | TRIPP MICHAEL D | RR | RR | MRO | 1.23 |
| 342301-4-013-2005 | TRIPP MICHAEL D | RR | RP | MRO | 1.15 |
| 342301-4-012-2006 | TRIPP MICHAEL D | RR | RR | MRO | 1.23 |
| 342301-4-014-2004 | TRIPP MICHAEL D | RR | RP | MRO | 1.15 |
| 192501-4-009-2008 | TUOKKOLA TAUNA RAE | IND | IND | MRO | 0.59 |
| 232301-4-009-2004 | TURNER MICHAEL MATTHEW | RR | RR | MRO | 1.26 |
| 202401-3-004-2003 | UELAND TREE FARM LLC | RP | RP | MRO | 39.94 |
| 202401-2-011-2006 | UELAND TREE FARM LLC | RP | RP | MRO | 9.19 |
| 202401-3-002-2005 | UELAND TREE FARM LLC | RP | RP | MRO | 79.67 |
| 202401-2-025-2000 | UELAND TREE FARM LLC | RP | RP | MRO | 4.49 |
| 202401-2-012-2005 | UELAND TREE FARM LLC | RP | RP | MRO | 2.93 |
| 202401-2-024-2001 | UELAND TREE FARM LLC | RP | RP | MRO | 4.99 |
| 5264-002-012-0002 | VARDAMAN DAVID & FARALLY ARDRA | RR | RR | MRO | 0.41 |
| 232301-4-005-2008 | WARGO MARK N SR & CRYSTAL ANN | RR | RR | MRO | 4.87 |
| 272701-4-094-2002 | WEBSTER CRAIG A & MARY E | TTEC | LAMIRD | MRO | 1.20 |
| 5264-001-010-0006 | WILLIAMS DANIEL S & CAROL E | RR | RR | MRO | 0.44 |
| 032201-2-003-2009 | WLD LLC | RR | RR | MRO | 9.65 |
| 342301-3-006-2006 | WLD LLC | RR | RR | MRO | 9.60 |
| 032201-2-001-2001 | WLD LLC | RR | RR | MRO | 30.25 |
| 342301-3-008-2004 | WLD LLC | RR | RR | MRO | 8.14 |
| 032201-2-002-2000 | WLD LLC | RR | RR | MRO | 19.64 |
| 032201-2-005-2007 | WLD LLC | RR | RR | MRO | 10.10 |
| 342301-3-007-2005 | WLD LLC | RR | RR | MRO | 9.59 |
| 032201-2-006-2006 | WLD LLC | RR | RR | MRO | 10.09 |
| 332301-4-020-2007 | WLD LLC | RR | RR | MRO | 8.22 |
| 342301-3-003-2009 | WLD LLC | RR | RR | MRO | 9.60 |
| 5264-001-002-0006 | WOOD DEREK | RR | RR | MRO | 0.51 |
| 5264-001-004-0004 | ZAMORA JOSE R & KOURTNEY K | RR | RR | MRO | 0.42 |
| 262301-4-041-2001 | ZINK JUSTIN & ALYCIA | RR | RR | MRO | 1.04 |

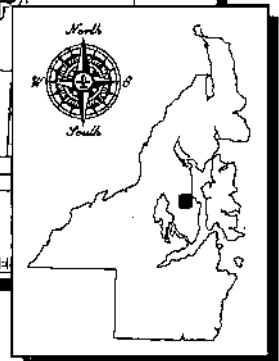
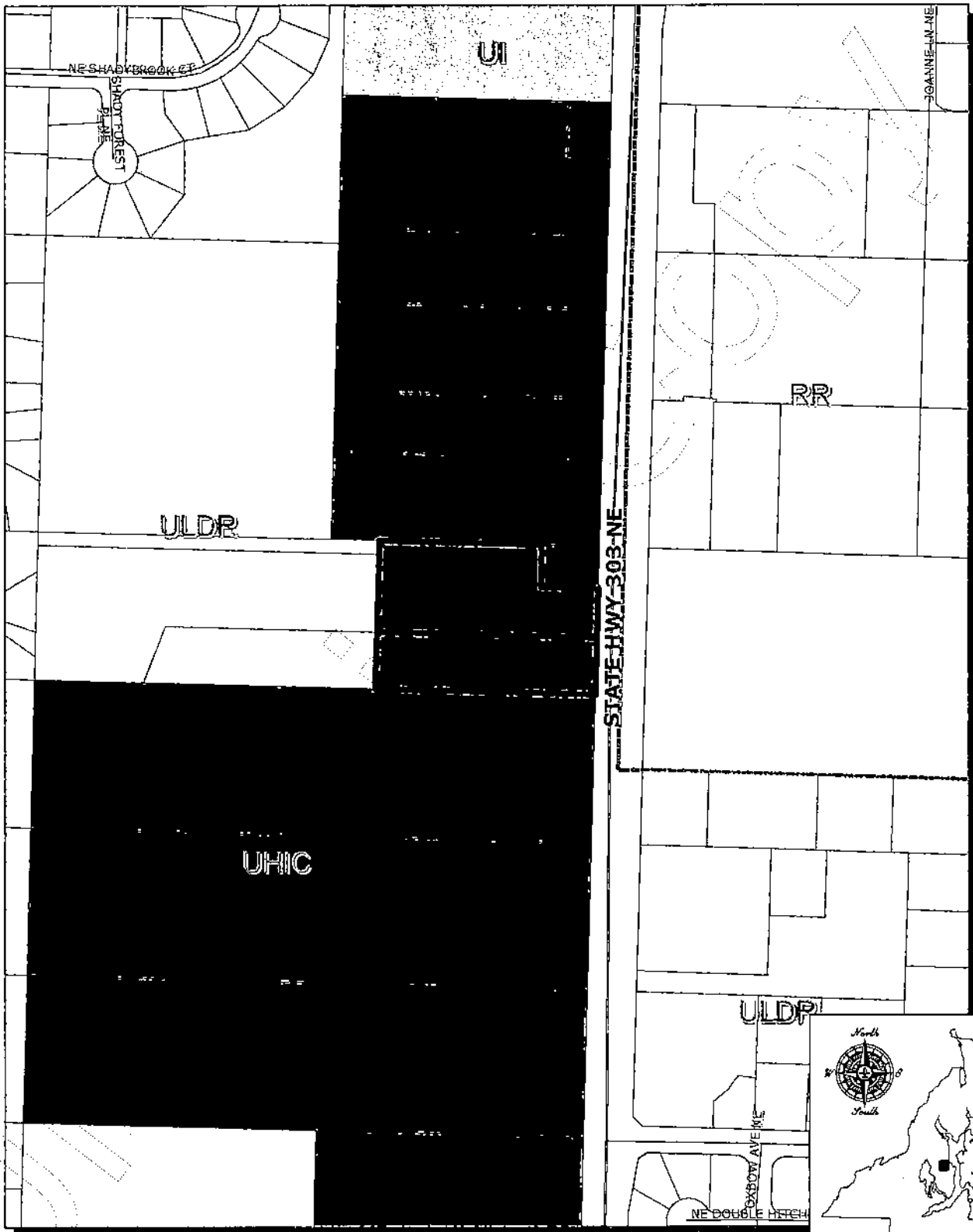
Attachment 8

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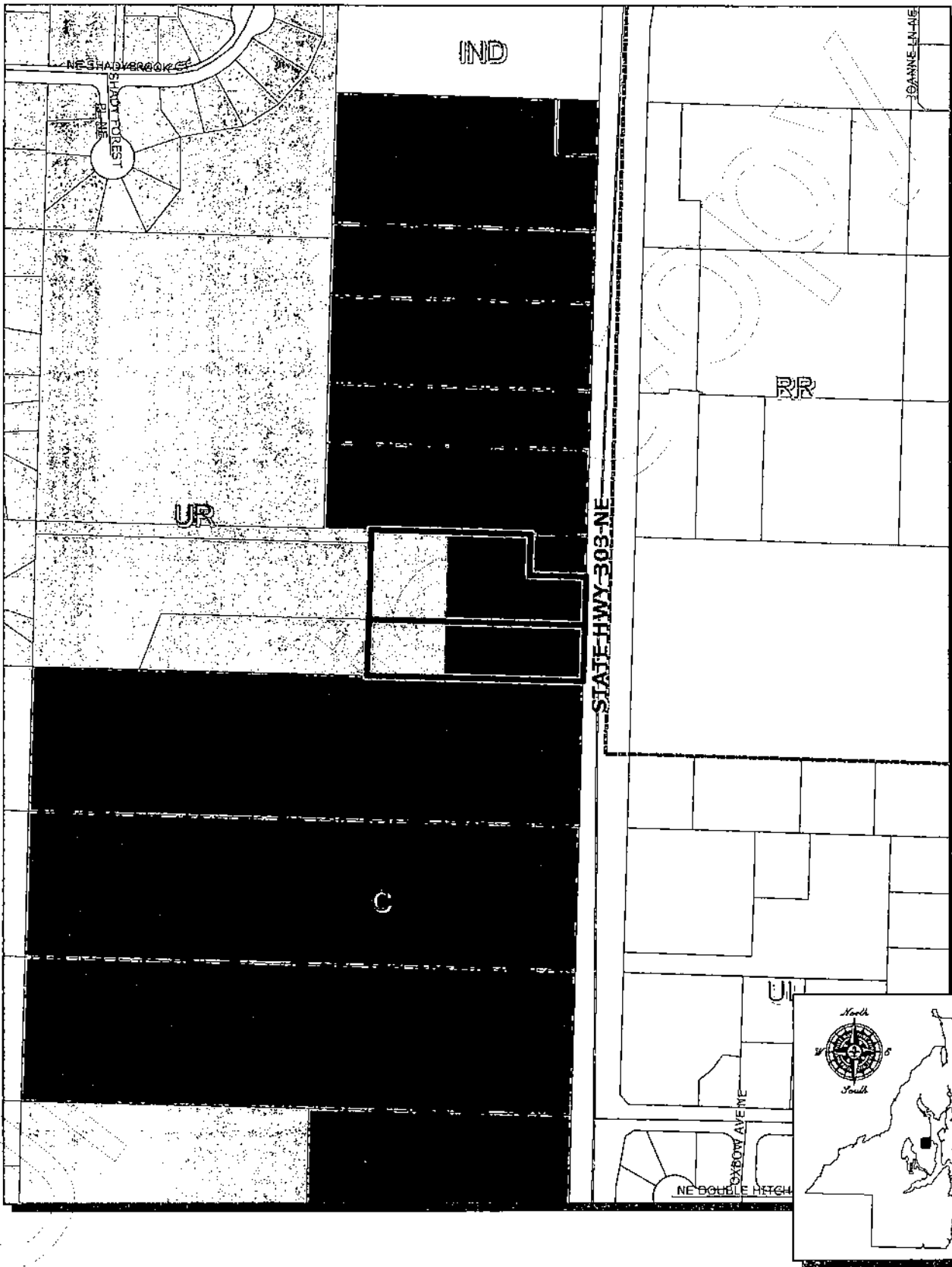
 Former Land Use Map Designations
18-00369 (Richardson)



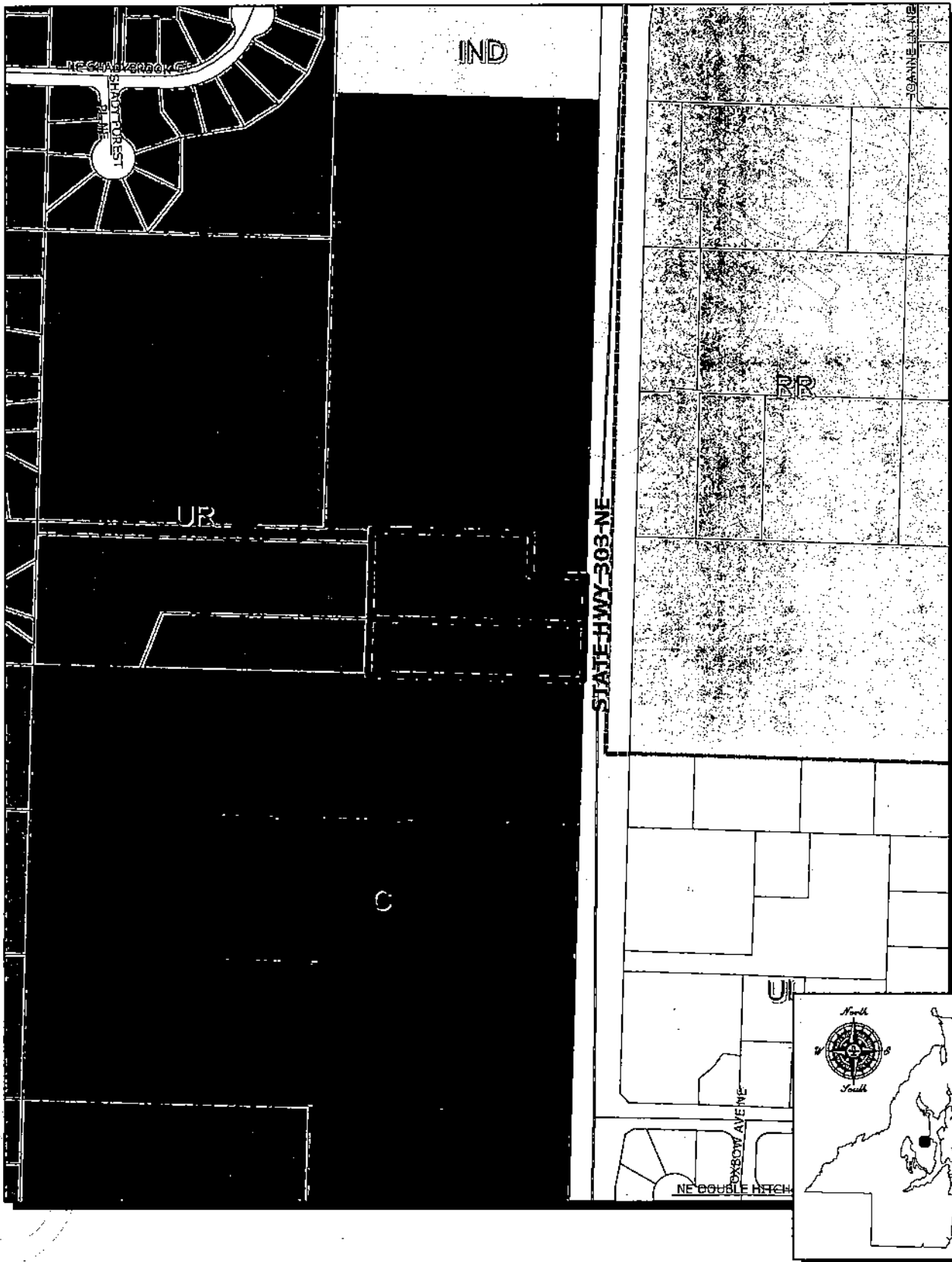
 **Adopted Land Use Map Designations
18-00369 (Richardson)**



 **Former Zoning Map Classifications
18-00369 (Richardson)**










 **Adopted Zoning Map Classifications
18-00369 (Richardson)**










Legend for Land Use Maps

Comprehensive Plan Designations



RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial
-  RI - Rural Industrial







URBAN

-  UI - Urban Industrial
-  UHIC - Urban High-Intensity Commercial/Mixed Use
-  ULIC - Urban Low-Intensity Commercial/Mixed Use
-  ULDR - Urban Low-Density Residential
-  UMDR - Urban Medium-Density Residential
-  UHDR - Urban High-Density Residential
-  UTA - Poulsbo Urban Transition Area



LAMIRD



-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER





-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City






-  Subject Parcel(s)
-  Tax Parcels

Street Center Lines









-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Zoning Maps








RURAL

-  FRL - Forest Resource Lands (1 DU/40 Ac)
-  RP - Rural Protection (1 DU/10 Ac)
-  RR - Rural Residential (1 DU/5 Ac)
-  RW - Rural Wooded (1 DU/20 Ac)
-  MRO - Mineral Resource Overlay




COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
-  NC - Neighborhood Commercial (10-30 DU/Ac)
-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center




URBAN

-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
-  UR - Urban Restricted (1-5 DU/Ac)
-  UH - Urban High Residential (19-30 DU/Ac)
-  UL - Urban Low Residential (5-9 DU/Ac)
-  UM - Urban Medium Residential (10-18 DU/Ac)
-  UVC - Urban Village Center (up to 18 DU/Ac)




KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
-  KVR - Keyport Village Residential




MANCHESTER VILLAGE

-  MVC - Manchester Village Commercial
-  MVLR - Manchester Village Low Residential
-  MVR - Manchester Village Residential






RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront



SUQUAMISH VILLAGE

-  SVC - Suquamish Village Commercial
-  SVLR - Suquamish Village Low Residential
-  SVR - Suquamish Village Residential





OTHER

-  CITY - Incorporated City
-  MIL - Military
-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology





CITY OF POULSBO

-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area
-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

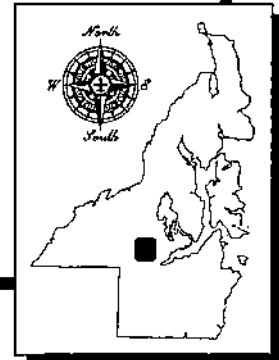
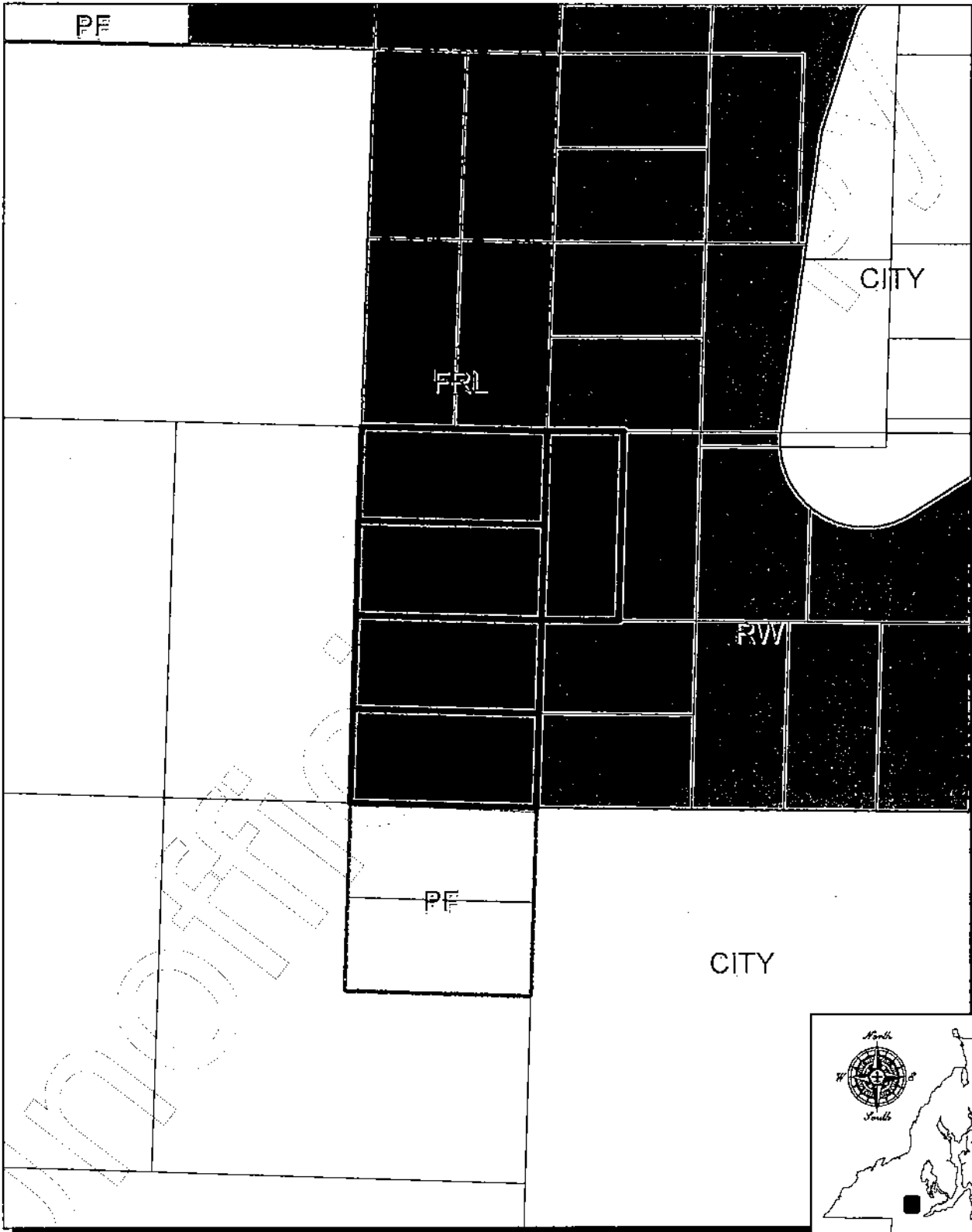
Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Attachment 9

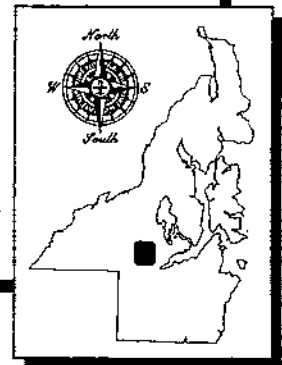
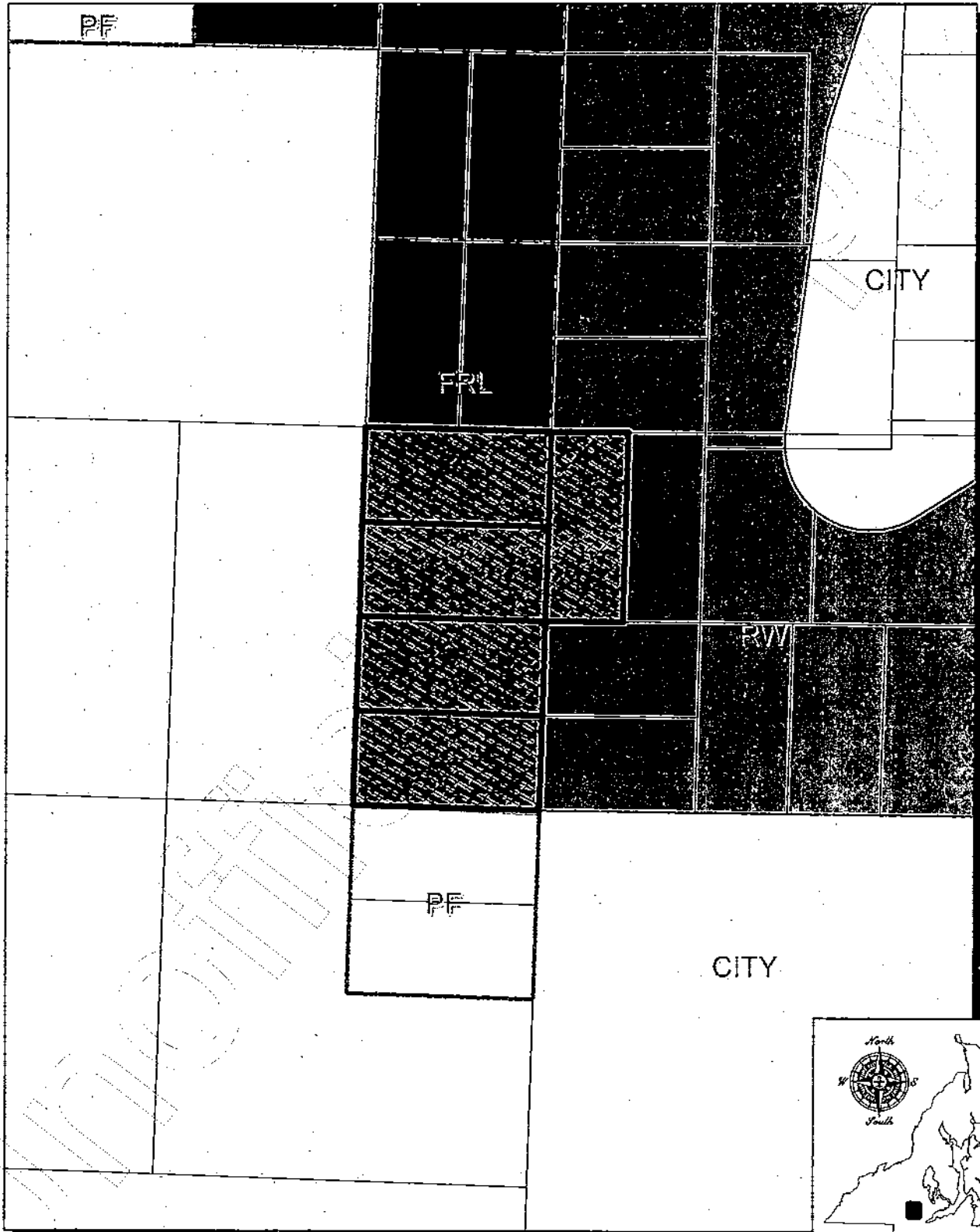
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 Existing Land Use Map Designations
18-00431 (Ueland Tree Farm LLC)

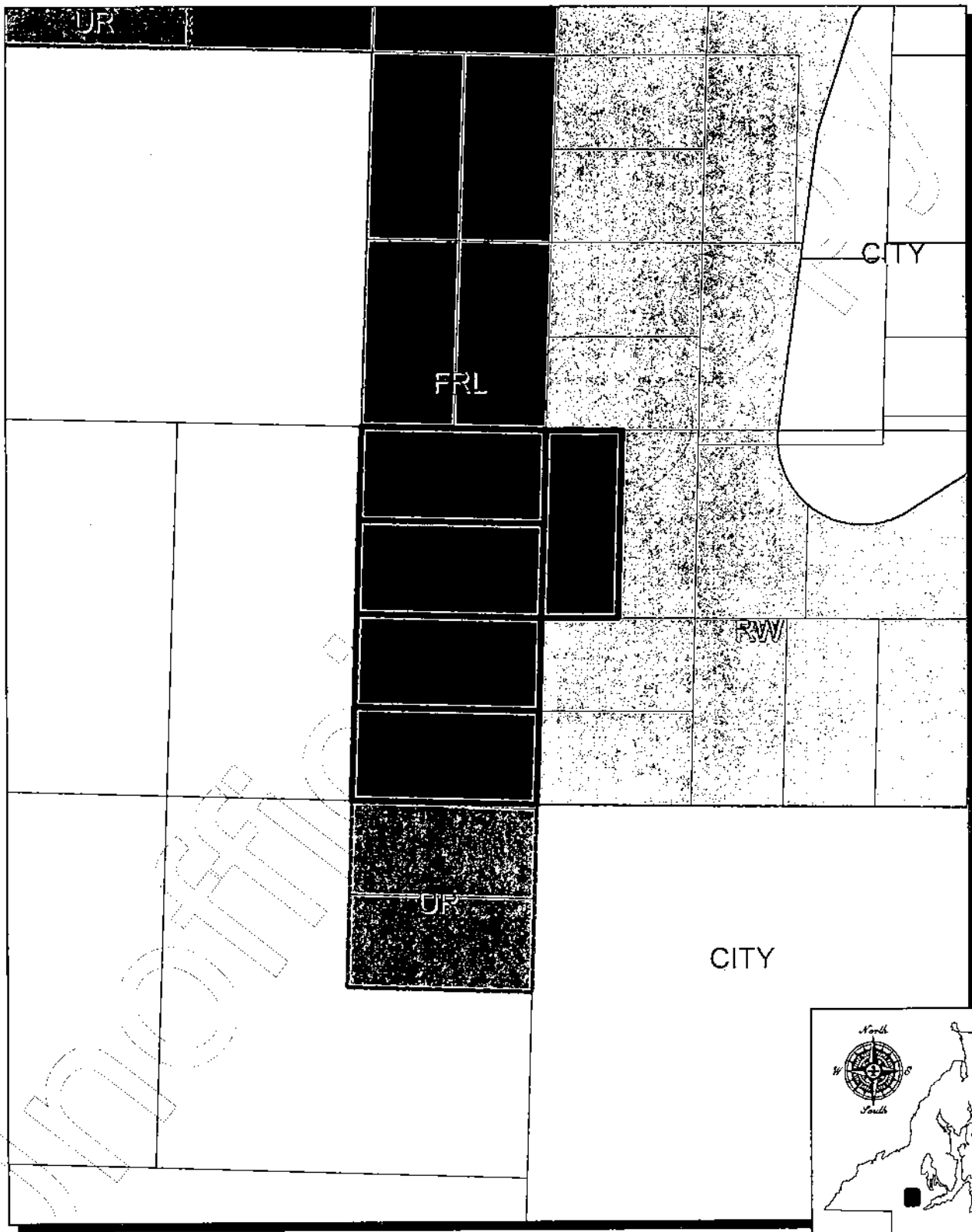




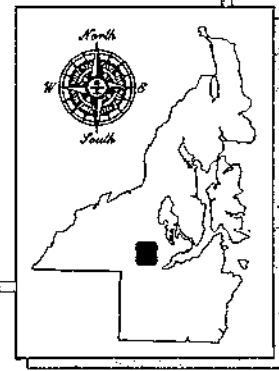
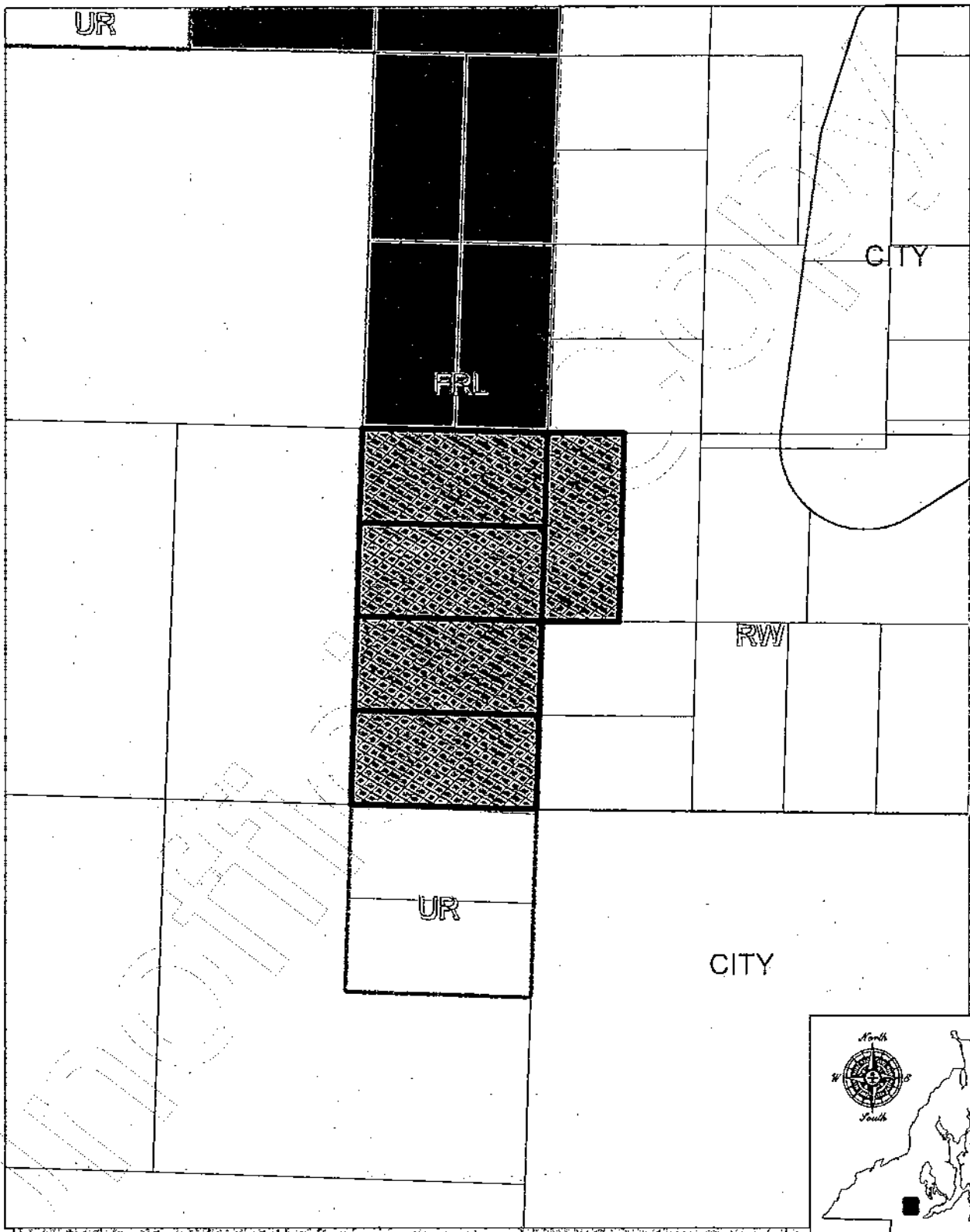
Adopted Land Use Map Designations 18-00431 (Ueland Tree Farm LLC)



 Existing Zoning Map Classifications
18-00431 (Ueland Tree Farm LLC)










 **Adopted Zoning Map Classifications
18-00431 (Ueland Tree Farm, LLC)**




Legend for Land Use Maps

Comprehensive Plan Designations



RURAL

-  Rural Residential
-  Rural Protection
-  Rural Wooded
-  Forest Resource Lands
-  Mineral Resource Overlay
-  Rural Commercial
-  Rural Industrial







URBAN

-  Urban Industrial
-  Urban High-Intensity Commercial/Mixed Use
-  Urban Low-Intensity Commercial/Mixed Use
-  Urban Low-Density Residential
-  Urban Medium-Density Residential
-  Urban High-Density Residential
-  Poulsbo Urban Transition Area



LAMIRD



-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER





-  Incorporated City
-  Military
-  Tribal Land
-  Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City






-  Subject Parcel(s)
-  Tax Parcels

Street Center Lines












-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Zoning Maps








RURAL

-  FRL - Forest Resource Lands (1 DU/40 Ac)
-  RP - Rural Protection (1 DU/10 Ac)
-  RR - Rural Residential (1 DU/5 Ac)
-  RW - Rural Wooded (1 DU/20 Ac)
-  MRO - Mineral Resource Overlay




COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
-  NC - Neighborhood Commercial (10-30 DU/Ac)
-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center




URBAN

-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
-  UR - Urban Restricted (1-5 DU/Ac)
-  UH - Urban High Residential (19-30 DU/Ac)
-  UL - Urban Low Residential (5-9 DU/Ac)
-  UM - Urban Medium Residential (10-18 DU/Ac)
-  UVC - Urban Village Center (up to 18 DU/Ac)




KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
-  KVR - Keyport Village Residential




MANCHESTER VILLAGE

-  MVC - Manchester Village Commercial
-  MVLR - Manchester Village Low Residential
-  MVR - Manchester Village Residential






RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront



SUQUAMISH VILLAGE

-  SVC - Suquamish Village Commercial
-  SVLR - Suquamish Village Low Residential
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



OTHER

-  CITY - Incorporated City
-  MIL - Military
-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology





CITY OF POULSBO

-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area
-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

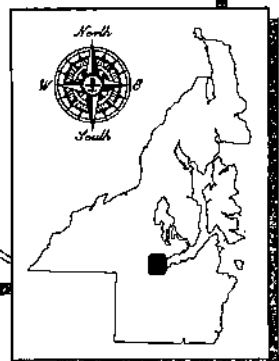
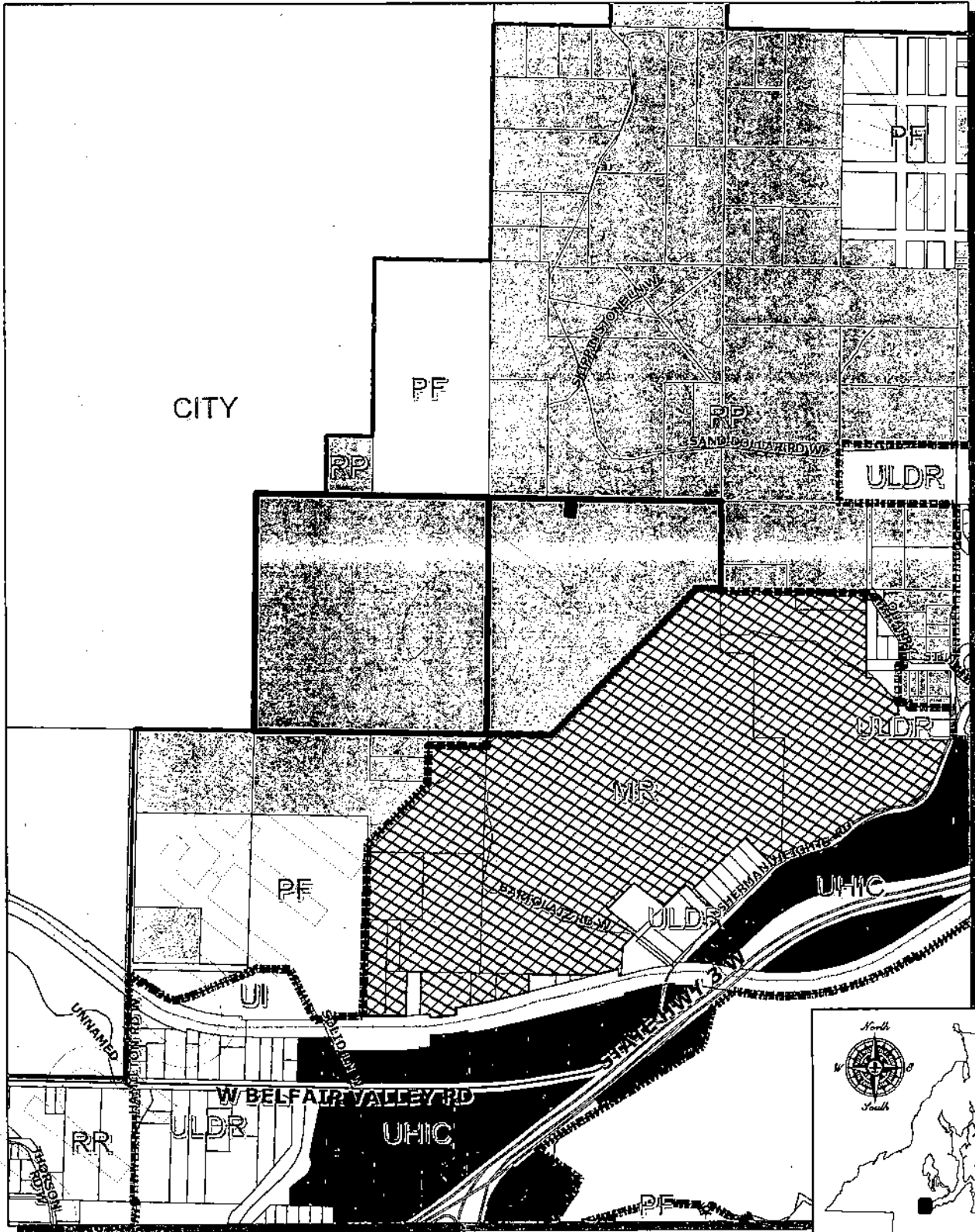
Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

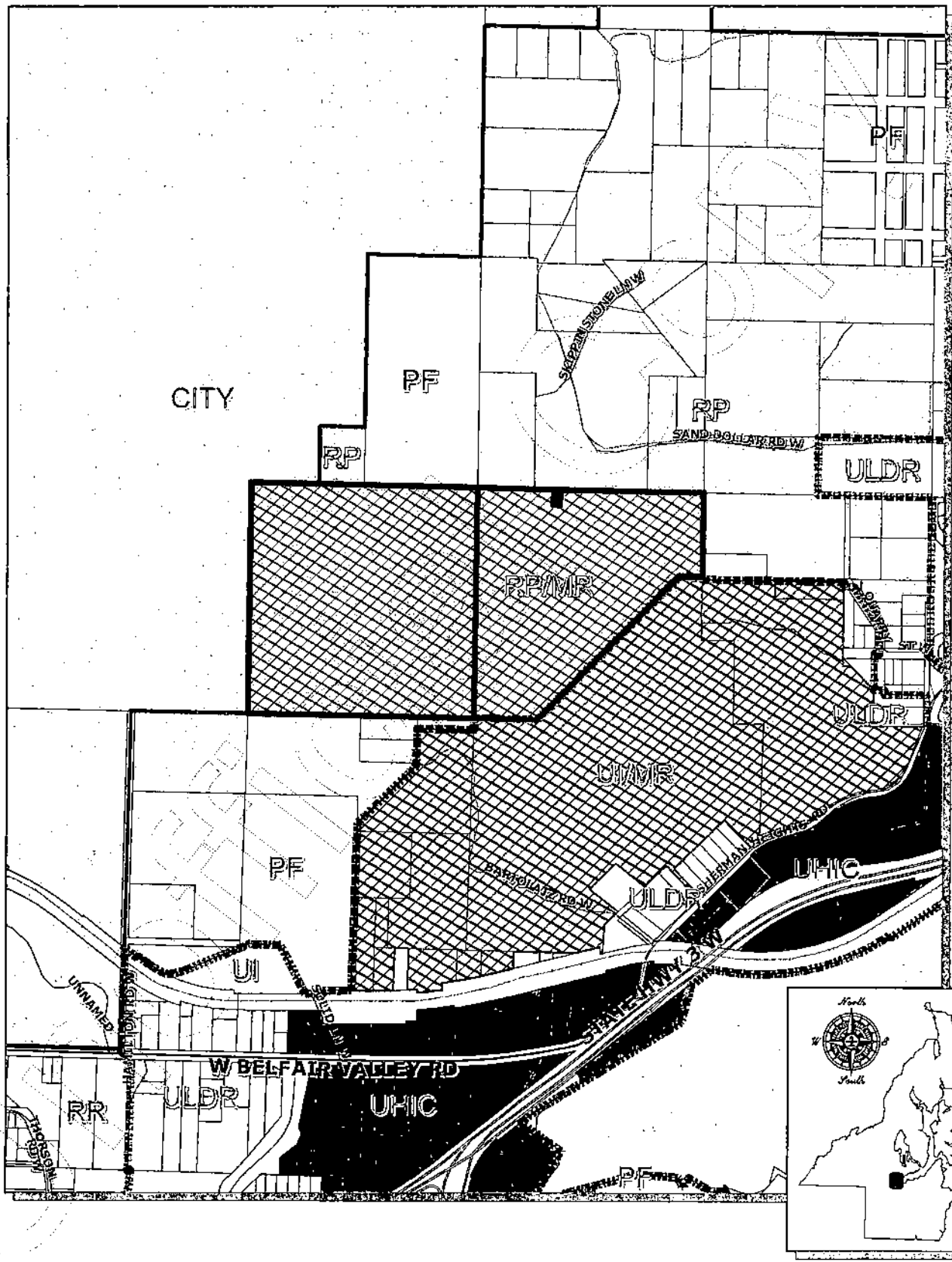
Attachment 10

Unofficial Copy

 Existing Land Use Map Designations
18-00490 (Culbertson)

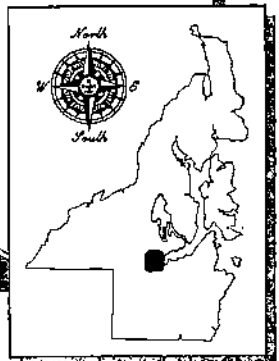
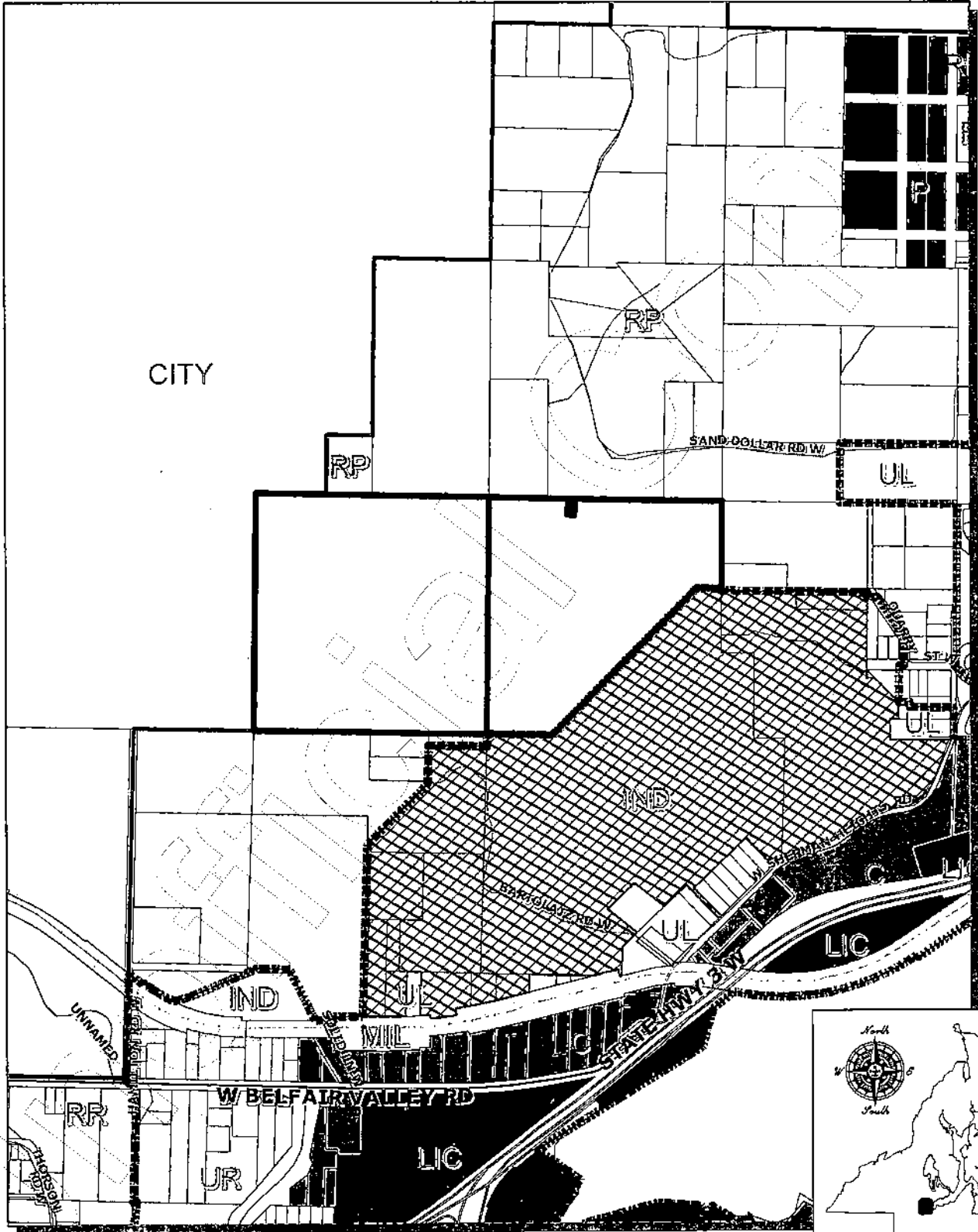


 **Adopted Land Use Map Designations
18-00490 (Culbertson)**












Existing Zoning Map Classifications 18-00490 (Culbertson)










Legend for Land Use Maps

Comprehensive Plan Designations



RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial
-  RI - Rural Industrial







URBAN

-  UI - Urban Industrial
-  UHIC - Urban High-Intensity Commercial/Mixed Use
-  ULIC - Urban Low-Intensity Commercial/Mixed Use
-  ULDR - Urban Low-Density Residential
-  UMDR - Urban Medium-Density Residential
-  UHDR - Urban High-Density Residential
-  UTA - Poulsbo Urban Transition Area



LAMIRD



-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER





-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City






-  Subject Parcel(s)
-  Tax Parcels

Street Center Lines












-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Zoning Maps








RURAL

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-  RW - Rural Wooded (1 DU/20 Ac)
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

COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
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-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center




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-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
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


KEYPORT VILLAGE

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

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




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
OTHER



-  CITY - Incorporated City
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-  Greater Puget Sound Hydrology

CITY OF POULSBO





-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area

-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

- 1 Amendment #1: Categorical Use 602 – Aggregate Extraction Site (KCC)
- 2
- 3 Kitsap County Code Section 17.410.042 'Rural, resource, and urban residential zones use table', last amended by Ordinance 550 (2018), is
- 4 amended as follows:
- 5
- 6 17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | Zoning Classification | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential |
|--|-----------------------|-------------------|-------------------|-------------------|-----------------------|--------------------------|-------------------------------|-------------------|-------------------|-------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | | |
| RESIDENTIAL USES | | | | | | | | | | | | |
| 100 Accessory dwelling units (1) | | C | C | C | -- | -- | P | P | P | P | P | -- |
| 102 Accessory living quarters (1) | | P | P | P | -- | -- | P | P | P | P | P | -- |
| 104 Accessory use or structure (1)(18)(51) | | P | P | P | P | P | P | P | P | P | P | P |
| 106 Adult family home | | ACUP P (41) | ACUP P (41) | ACUP P (41) | -- | -- | ACUP P (41) | ACUP P (41) | ACUP P (41) | ACUP P (41) | ACUP P (41) | ACUP P (41) |
| 108 Bed and breakfast house or vacation rental | | ACUP C (34) | ACUP C (34) | ACUP C (34) | -- | -- | ACUP C (34) | ACUP C (34) | ACUP C (34) | ACUP C (34) | ACUP C (34) | -- |
| 109 Boarding house (102) | | -- | -- | -- | -- | -- | ACUP (98) | ACUP (98) | ACUP (98) | ACUP (98) | ACUP (98) | P (99)(102) |
| 110 Caretaker's | | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | -- |

| Comprehensive Plan Land Use Designation | Zoning Classification | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | | Urban Medium Density Residential | Urban High Density Residential |
|---|--|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|--------------|------------------|---------------|----------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | | |
| | dwelling | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) | |
| 112 | Convalescent home or congregate care facility (97) | -- | -- | -- | -- | -- | -- | -- | C | ACUP | C | ACUP | |
| 114 | Cottage housing developments | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | P | ACUP | -- | |
| 116 | Dwelling, duplex | P (3) | P (3) | P (3) | P (3) | -- | P (3) | P | P (3) | P | P | -- | |
| 118 | Dwelling, existing | P | P | P | P | P | P | P | P | P | P | P | |
| 120 | Dwelling, multifamily | -- | -- | -- | -- | -- | C (80) | C | C | ACUP | P | P | |
| 122 | Dwelling, single-family attached | C | C | -- | C | -- | P | P | P | P | P | ACUP | |
| 124 | Dwelling, single-family detached (includes manufactured homes) | P (43) | P (43) | P (43) | C (43) | -- | P (43) | P (43) | P (43) | P (43) | P (26)(43) | P (26)(43) | |
| 126 | Guest house (1) | P | P | P | -- | -- | P | P | P | P | P | -- | |
| 128 | Home business (1)(53) | ACUP | ACUP | ACUP | C (23) | -- | P | P | P | P | ACUP | ACUP | |
| 130 | Hotel/motel (1)(52) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |

| Comprehensive Plan Land Use Designation | Zoning Classification | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential |
|--|-----------------------|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|------------------|------------------|----------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | | |
| | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) | |
| 132 Mobile homes | P (43) | P | P | P (43) | P | C (24)(43) | C (24)(43) | C (24)(43) | C (43) | C (24)(43) | -- (43) | |
| 134 Residential care facility | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | P | P | P | |
| COMMERCIAL/BUSINESS USES | | | | | | | | | | | | |
| 200 Accessory use or structure (1)(51) | P | P | P | P | P | P | P | P | P | P | P | P |
| 202 Adult entertainment (1) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 204 Ambulance service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 206 Auction house | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 208 Auto parts and accessory stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 210 Automobile rentals | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 212 Automobile repair and car washes | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 214 Automobile service station (6) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 216 Automobile, recreational vehicle or boat sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| Comprehensive Plan Land Use Designation | Zoning Classification | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | | Urban Medium Density Residential | Urban High Density Residential |
|--|-----------------------|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|--------------|------------------|---------------|----------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | | |
| | RR (101) | RP (101) | RW (101) | FRL | MRO | | | | | | | | |
| 218 Nonmotorized recreation rentals (95) | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | |
| 220 Boat/marine supply stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 222 Brew pubs | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 224 Clinic, medical | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP (37) | ACUP (37) | |
| 226 Conference center | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | -- |
| 228 Custom art and craft stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 230 Day-care center (14) | C | C | -- | -- | -- | -- | C | C | C | ACUP (37) | ACUP (37) | ACUP (37) | |
| 232 Day-care center, family (14) | P | P | -- | -- | -- | -- | P | C | P | ACUP (37) | ACUP (37) | ACUP (37) | |
| 234 Drinking establishments | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 236 Engineering and construction offices | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 238 Espresso stands (58) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P (37) | |
| 240 Equipment rentals | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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|---|-----------------------|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|------------------|------------------|----------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | | |
| | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) | |
| 242 Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 244 Financial, banking, mortgage and title institutions | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 245 Fitness center | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP (37) | |
| 246 General office and management services – less than 4,000 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | C (28) | -- | ACUP (37) | |
| 248 General office and management services – 4,000 to 9,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP (37) | |
| 250 General office and management services – 10,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP (37) | |
| 252 General retail merchandise stores – less than 4,000 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | C (28) | -- | ACUP (37) | |

| Comprehensive Plan Land Use Designation | Zoning Classification | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | | Urban Medium Density Residential | Urban High Density Residential |
|--|-----------------------|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|------------------|------------------|----------------------|----------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | | |
| 254 General retail merchandise stores - 4,000 to 9,999 s.f. | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) | | |
| 256 General retail merchandise stores - 10,000 to 15,000 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 258 General retail merchandise stores - 15,001 to 24,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 260 General retail merchandise stores - 25,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 262 Kennels or pet day-cares (1) | C (12) | C (12) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 264 Kennels, hobby | P | P | P | -- | -- | -- | P | P | P | P | -- | -- | |
| 266 Laundromats and laundry services | -- | -- | -- | -- | -- | -- | -- | -- | C (28) | -- | ACUP (37) | -- | |
| 268 Lumber and bulky | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |

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|---|---|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|--------------|------------------|---------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | | |
| | | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) |
| | building material sales | | | | | | | | | | | |
| 270 | Mobile home sales | -- | | | -- | -- | -- | -- | -- | -- | -- | -- |
| 272 | Nursery, retail | C | C | | -- | -- | -- | -- | -- | -- | -- | -- |
| 274 | Nursery, wholesale | P | P | P | -- | -- | -- | -- | -- | -- | -- | -- |
| 276 | Off-street private parking facilities | -- | -- | | -- | -- | -- | -- | -- | -- | -- | -- |
| 278 | Personal services – skin care, massage, manicures, hairdresser/barber | -- | -- | | -- | -- | -- | -- | -- | C | -- | ACUP (37) |
| 280 | Pet shop – retail and grooming | -- | -- | | -- | -- | -- | -- | -- | -- | -- | ACUP (37) |
| 282 | Research laboratory | -- | -- | | -- | -- | -- | -- | -- | -- | -- | -- |
| 284 | Restaurants | -- | -- | | -- | -- | -- | -- | -- | C(28) | -- | ACUP (37) |
| 286 | Restaurants, high-turnover | -- | -- | | -- | -- | -- | -- | -- | -- | -- | -- |
| 288 | Recreational vehicle rental | -- | -- | | -- | -- | -- | -- | -- | -- | -- | -- |
| 290 | Temporary offices and model homes | ACUP | ACUP | | -- | -- | P | P | P | P | P | P |

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|---|--|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|--------|--------------|--------------|------------------|----------------------------------|--------------------------------|
| | | RR (101) | RP (101) | RW (101) | | | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | | |
| | (27) | | | | | | | | | | | | |
| 292 | Tourism facilities, including outfitter and guide facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 294 | Tourism facilities, including seaplane and tour boat terminals | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 296 | Transportation terminals | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 298 | Veterinary clinics/animal hospitals | C (8) | C (8) | -- | -- | -- | -- | -- | -- | -- | -- | C (9)(37) | |
| RECREATIONAL/CULTURAL USES | | | | | | | | | | | | | |
| 300 | Accessory use or structure (1)(51) | P | P | P | P | P | P | P | P | P | P | P | P |
| 302 | Amusement centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 304 | Carnival or circus | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 306 | Club, civic or social (12) | C (12) | C (12) | -- | -- | C (12) | C (12) | C (12) | C (12) | ACUP | ACUP | ACUP | ACUP |
| 308 | Golf courses | C (12) | C (12) | -- | -- | -- | C | C | ACUP | C | C | ACUP | ACUP |

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|---|--|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|----------|----------|-----|-----|----------------------------------|--------------------------------|
| | | | | | | | RR (101) | RP (101) | RW (101) | FRL | MRO | | |
| | | | | | | | | | | | | | |
| 310 | Marinas | -- | -- | -- | -- | -- | | | | | | | |
| 312 | Movie/performance theaters, indoor | -- | -- | -- | -- | -- | | | | | | | |
| 314 | Movie/performance theaters, outdoor | -- | -- | -- | -- | -- | | | | | | | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | -- | -- | -- | -- | -- | | | | | | | |
| 318 | Parks and open space | P | P | P | P | P | | | | | | | |
| 320 | Race track, major | -- | -- | -- | -- | -- | | | | | | | |
| 322 | Race track, minor | -- | -- | C (12) | C (12) | C (12) | | | | | | | |
| 324 | Recreational facilities, private | C (12) | C (12) | C | -- | -- | | | | | | | |
| 326 | Recreational facilities, public | ACUP | ACUP | C | -- | -- | | | | | | | |
| 328 | Recreational vehicle camping parks | C (46) | C (46) | C (46) | -- | -- | | | | | | | |

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|---|---|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|--------------|------------------|---------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | | |
| | Categorical Use | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) |
| 330 | Zoo | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| INSTITUTIONAL USES | | | | | | | | | | | | |
| 400 | Accessory use or structure (1)(51) | P | P | P | P | P | P | P | P | P | P | P |
| 402 | Government/public structures | ACUP | ACUP | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP |
| 404 | Hospital | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C |
| 406 | Places of worship (12) | C (12) | C (12) | -- | -- | -- | C | C | C | C | C | ACUP |
| 408 | Private or public schools (20) | C | C | -- | -- | -- | C | C | C | C | C | C |
| 410 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16) | C | C | C | C (5) | C | C | C | C | ACUP | C | ACUP |
| INDUSTRIAL USES | | | | | | | | | | | | |
| 500 | Accessory use or structure (1)(51) | P | P | P | P | P | P | P | P | P | P | P |

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|--|---|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|-----------------|-------------------------|------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48) (101) | UCR (48)(101) | | |
| | | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48) (101) | UCR (48)(101) | UM (30)(47) (48)(101) | UH (19)(47) (48)(101) |
| 502 | Air pilot training schools | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 504 | Assembly and packaging operations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 506 | Boat yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 508 | Cemeteries, mortuaries, and crematoriums (10) | C | C | C | -- | -- | C | C | C | C | C | C |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 512 | Contractor's storage yard (21) | C (12) | C (12) | -- | -- | ACUP | -- | -- | -- | -- | -- | -- |
| 514 | Food production, brewery or distillery | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 516 | Fuel distributors | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 518 | Helicopter pads (13) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 520 | Manufacturing and fabrication, light | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 522 | Manufacturing and fabrication, | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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|--|-----------------------|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|----------|----------|--------|--------|----------------------------------|--------------------------------|
| | | | | | | | RR (101) | RP (101) | RW (101) | FRL | MRO | | |
| Categorical Use | | | | | | | | | | | | | |
| medium | | | | | | | | | | | | | |
| 524 Manufacturing and fabrication, heavy | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 526 Manufacturing and fabrication, hazardous | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 528 Recycling centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 530 Rock crushing | -- | -- | C | -- | C | ACUP | -- | -- | -- | -- | -- | -- | -- |
| 532 Slaughterhouse or animal processing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 534 Storage, hazardous materials | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 536 Storage, indoor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 538 Storage, outdoor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 540 Storage, self-service | -- | -- | -- | -- | -- | -- | -- | -- | C (40) | C (40) | C (40) | C (37)(40) | C (37)(40) |
| 542 Storage, vehicle and equipment (1) | -- (18) | -- (18) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 544 Top soil production, stump grinding | C (22) | C (22) | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- |
| 546 Transshipment facilities, including | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | -- | -- | -- |

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|---|---|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|--------------|------------------|---------------|----------------------------------|--------------------------------|
| | | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48)(101) | UCR (48)(101) | UM (30)(47)(48)(101) | UH (19)(47)(48)(101) |
| | docks, wharves, marine rails, cranes, and barge facilities | | | | | | | | | | | |
| 548 | Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 550 | Warehousing and distribution | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 552 | Wrecking yards and junk yards (1) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| RESOURCE LAND USES | | | | | | | | | | | | |
| 600 | Accessory use or structure (1)(51) | P | P | P | P | P | P | P | P | P | P | P |
| 602 | Aggregate extractions sites | C | C | C | P (4) | P C | -- | -- | -- | -- | -- | -- |
| 606 | Aquaculture practices | C | C | C | -- | -- | C | C | C | C | C | C |
| 608 | Forestry | P | P | P | P | P | P | P | P | P | P | P |

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|---|-----------------------|-------------------|------------------|--------------|-----------------------|--------------------------|-------------------------------|-----------------|-------------------------|------------------|----------------------------------|--------------------------------|
| | | | | | | | UR (19)(101) | GB (60)(101) | UL (19)(48) (101) | UCR (48)(101) | | |
| | | RR (101) | RP (101) | RW (101) | FRL | MRO | UR (19)(101) | GB (60)(101) | UL (19)(48) (101) | UCR (48)(101) | UM (30)(47) (48)(101) | UH (19)(47) (48)(101) |
| | | | | | | | (80) | | | | | |
| 610 Shellfish/fish hatcheries and processing facilities | | | | | | | | | | | | |