



Kitsap County Department of Community Development

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Larry Keeton, Director

SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT APPLICATION STAFF REPORT

Date: Sept. 8, 2009

STAFF: Pete Sullivan, Associate Planner

APPLICANT: Mark Eisses

PROPERTY OWNER(S) Seabeck Developers

FILE No: 09 65992

ASSESSOR'S ACC'T: 052401-3-017-1009

AFFECTED PARCELS 1

SITE ADDRESS: **No address**

LOCATION: Holly Rd near Lake Symmington

UGA: N/A

CURRENT USE: Undeveloped

CURRENT ZONING: RR - Rural Residential (1 du/5ac)

REQUESTED ZONING: HTC - Highway Tourist Commercial (10-30 du/ac)
or Rural Commercial (RCO) if appropriate

ADDITIONAL PARCELS N/A0-22

RECOMMENDATION: **Inconclusive**

REVISED

12:13 pm, Sep 10, 2009

LOCATION, CURRENT PLAN DESIGNATION AND SURROUNDING LAND USE

The proposal would change the parcel's current comprehensive plan designation from Rural Residential (RR) to Rural Commercial (RC). The current RR designation allows residential land uses at densities of one dwelling unit per five acres; the requested designation would allow rural types of commercial land use.

PHYSICAL CHARACTERISTICS OF SITE:

The affected parcel is 1.79 acres, located on the northeast corner of NW Holly Rd and Gillard Pl NW. It is bordered by parcels zoned Rural Residential, Rural Protection and Neighborhood Commercial. The property is currently forested and undeveloped.

SEPA STATUS

A SEPA Determination of Non-significance (DNS) was completed on August 17, 2008, by Dave Greetham, SEPA Responsible Official. The DNS was issued after using the optional DNS process in WAC 197-11-355. DNS comments are as follows:

The SEPA comment period previously occurred concurrent with the Notice of Application dated July 24, 2009. Pursuant to WAC 197-11-060(5), phased SEPA review is being utilized. Should the comprehensive plan amendment request be approved, future development activity will require additional environmental review, including review for potential traffic impacts.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. There is no further comment period on the DNS.

PUBLIC UTILITIES, SERVICES, AND TRANSPORTATION:

The project site is located within the following public utility areas:

Water:	Public Utility District No. 1
Sewer:	Private on-site
Stormwater:	Private on-site

The following public services are available to the project site:

Police:	Kitsap County Sheriff
Fire:	Fire District #7
Medical:	Fire District #7
Schools:	South Kitsap School District #402
Parks:	Kitsap County Parks and Recreation Dept. Washington State Parks
Transit:	Kitsap Transit

CRITERIA FOR RECOMMENDATION OR DECISION – GENERAL

For each proposed amendment to the Comprehensive Plan the Planning Commission in reaching its recommendation, and the Board of County Commissioners in making its decision, shall develop findings and conclusions which consider:

1. Have circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located substantially changed since the adoption of the Comprehensive Plan?

Finding: Circumstances related to the proposed amendment and/or area have not substantially changed since adoption of the Comprehensive Plan.

2. Are the assumptions upon which the Comprehensive Plan is based still valid, or, is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan?

Finding: Assumptions upon which the Comprehensive Plan is based are still valid.

CRITERIA FOR RECOMMENDATION OR DECISION -

SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENTS

A proposed site-specific amendment to the Comprehensive Plan may be recommended for approval by the Planning Commission, and may be approved by the Board of County Commissioners, if, in addition to the findings and conclusions required in KCC Section [21.08.160](#), all of the following criteria are also satisfied.

1. Are concurrency requirements for transportation, sewer and water met? Will the change result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services?

Finding: Concurrency requirements are satisfied and the change will not result in significant adverse impacts to public services.

2. Is the proposal consistent with the goals, policies and objectives of the Comprehensive Plan?

Finding: The proposal is not consistent with goals, policies and objective of the Comprehensive Plan.

The proposal is inconsistent with Policy RL-8.

3. Is the subject parcel suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood?

Finding: The subject parcels are suitable for the requested land use designation.

4. *Would the proposed amendment create pressure to change the land use designation of other properties or to change land use to that which is generally in the long-term interests of the community?*

Finding: The proposed amendment could create pressure to change the land use designation of other properties, but this may be in the long-term interests of the community.

5. *Would the proposed amendment materially affect the Comprehensive Plan's land uses and growth projections?*

Finding: The proposed amendment would not materially affect the Comprehensive Plan's land use and growth projections.

6. *Would the proposed amendment materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the UGAs?*

Finding: Does not apply.

Proposal is not within Urban Growth Area.

7. Is the proposed amendment consistent with the Growth Management Act (GMA), Kitsap County-wide Planning Policies (CPP), Kitsap County Resolution 015-2008 (2008 Community Planning Docket and Work Program), state (RCW) and local laws, and other applicable inter-jurisdictional policies or agreements?

Finding: The proposal is consistent with items above.

ANALYSIS

According to KCC 21.08.160 and 21.08.180, all decision criteria must be satisfied to for a site specific comprehensive plan amendment to garner a recommendation of approval. This staff report produced findings in relation to decision criteria as follows:

General Decision Criteria

1. No change
2. No change

Site Specific Decision Criteria

1. Satisfied
2. Not satisfied
3. Satisfied
4. Mixed finding
5. Satisfied
6. N / A
7. Satisfied

CONCLUSION

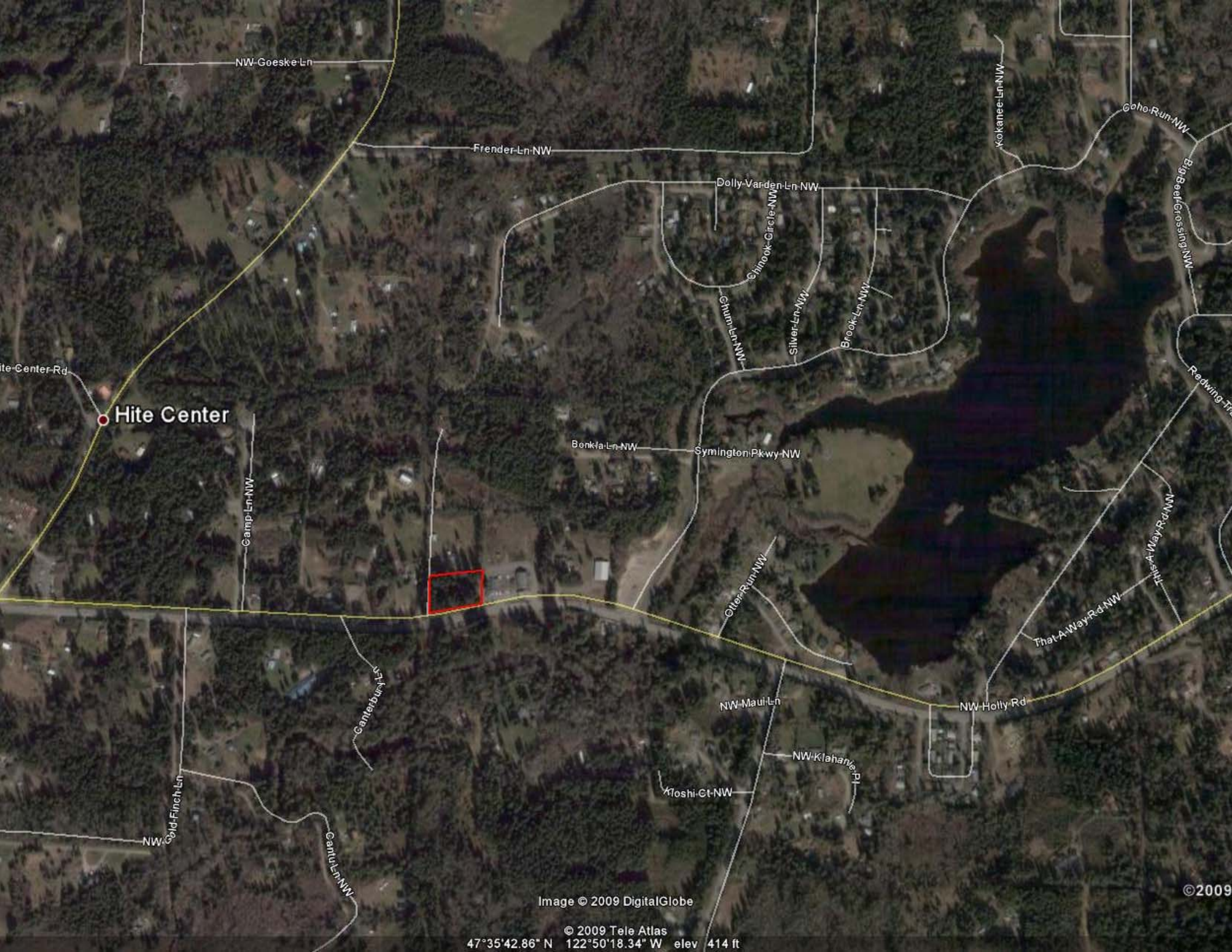
A conclusion is pending resolution of Policy RL-8 as it relates to expansion of commercial and industrial zones in the rural areas.

RECOMMENDATION

Inconclusive.



NW Holly Rd



Hite Center

Image © 2009 DigitalGlobe

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47°35'42.86" N 122°50'18.34" W elev 414 ft



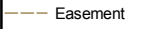


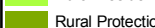
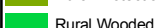
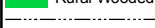
Kitsap County
2009 Site Specific
Amendments

Proposed Zoning
Seabeck Developers
052401-3-017-1009

Commissioner District 3
 1.79 Acres

State Highway 303

Current Zoning: Rural Residential
 Requested Zoning: Neighborhood
 Commercial

-  Subject Parcel
-  Tax Parcels
-  Easement
-  Plat-Line
-  Rural Residential (1 DU/5 Ac)
-  Rural Protection (1 DU/10 Ac)
-  Rural Wooded (1 DU/20 Ac)
-  Neighborhood Commercial (10-30 DU/Ac)



DRAFT
 Map Date: January, 2009



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