



# KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682

Larry Keeton, Director

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## SITE-SPECIFIC COMPREHENSIVE PLAN AMENDMENT APPLICATION STAFF REPORT

**DATE:** September 3, 2009

**STAFF:** Heather Adams, Associate Planner

**APPLICANT:** Robin Sison

**PROPERTY OWNER(S):** Robin Sison

**FILE NO:** 09 64142

**ASSESSOR'S ACC'T:** 192501-4-003-2004  
192501-4-004-2003  
192501-4-025-2008  
192501-4-035-2006  
192501-4-036-2005  
192501-4-037-2004  
192501-4-049-2000

**REVISED**

12:07 pm, Oct 27, 2009

**NUMBER OF PARCELS:** 7

**LOCATION:**

**UGA:** Silverdale UGA

**CURRENT USE:** Single Family Residence

**CURRENT ZONING:** Industrial

**REQ. ZONING:** Change zoning designation from Industrial (IND) to Urban Low (UL) on an eight (7) acre project site.

**ADDITIONAL PARCELS:** N/A

**RECOMMENDATION:** **Approve with conditions**

**CONDITIONS:**

- 1. Confirmation from Washington State Department of Natural Resources (DNR) that site was never used for commercial mineral extraction.**
- 2. Confirmation from geotechnical engineer the site is without commercial – quality / quantity mineral deposits**

### **3. Satisfactory SEPA review.**

#### **VICINITY:**

The subject parcels are approximately eight (7) acres located within the Silverdale Urban Growth Area (UGA) in Central Kitsap County. The proposed site is east of Dickey Road NW and north of NW Walgren Drive.

#### **PHYSICAL CHARACTERISTICS OF SITE:**

The property is currently utilized as existing single family residences. It is served by a public right of-way, Dickey Road NW. The topography is generally moderately-sloped towards the east side of the proposed site. The steepest slope is approximately 20%.

#### **BACKGROUND:**

The original applicant (Robin Sison and Robert Bowley) came in to the Department of Community Development in 2007 to obtain a home business permit for a one chair hair salon. However, the Department informed the applicant that under the Industrial Use Table (Kitsap County Code 17.381.040.C) a home business is not permitted. The applicant explained that the Industrial Zoning designation is inappropriate for the area, being that it is built out as single family residences. Staff advised the applicant of the Site Specific process, in which the applicant pursued. The applicant also contacted adjacent property owners to be apart of the application to also rezone their single family residences to the Urban Low designation.

#### **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 request be approved, all future subdivision activity would require additional environmental review, including submittal of a wetland and stream delineation report.

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: Silverdale Water District No. 16

Sewer: Kitsap County  
Stormwater: Kitsap County

The following public services are available to the project site:

Police: Kitsap County Sheriff  
Fire: Central Kitsap Fire and Rescue  
Medical: Central Kitsap Fire and Rescue  
Schools: Central Kitsap School District #401  
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 proposal area have not substantially changed since the 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 are still valid; no new substantive information is available that was not considered during the adoption or amendment to the Comprehensive Plan.

### **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 satisfactory.

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

**Finding:** The proposal is consistent with goals, policies, and objectives of the Comprehensive Plan. The proposal is subject to the following elements of the Kitsap County Comprehensive Plan:

**Comprehensive Plan Chapter 2: Land Use states:**

***Policy LU-22:*** *Ensure compatibility of industrial uses with neighboring areas.*

The current use of the proposed site is single-family residences constructed in the 1980s. Properties to the north, south, west and east of the proposed site are currently zoned industrial but are predominantly single-family residences. The proposed rezone would create compatibility with the existing character of the area.

***Policy LU-93:*** *Apply the Urban Industrial designation in areas most conducive to industrial development, e.g. few or no natural limitations to development, reasonable accessibility to major streets and highways, available services and facilities.*

***Policy LU 107:*** *Encourage any future industrial uses located near residential uses to develop in an industrial-park setting.*

The current area is not an “industrial park setting” and is being used as single family residences.

**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 parcel is suitable for the requested land use designation. The site is already functioning successfully as single family residences, and the proposed use *types* would be consistent with the already existing uses, it has negligible environmental constraints (see SEPA discussion, *above*), and is compatible with a neighborhood already represented with single family residences. (See Current Plan Designation and Surrounding Land Use, *below*)

**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 as properties to the north, south and west are currently zoned industrial but primarily used as single-family residences.

**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:** The proposed amendment would not materially affect the adequacy or availability of urban facilities and services to the immediate 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 not inconsistent with the Growth Management Act and Kitsap Countywide Planning Policies. The proposal is not inconsistent with other state and local laws.

**8. *Meets all requirements outlined in the resolution adopting the preliminary docket.***

**Finding:** The proposal is consistent with the resolution adopting the preliminary docket.

## **ANALYSIS**

The proposal would rezone 7 parcel totaling 8.05 acres from Industrial (IND) to Urban Low (UL).

According to KCC 21.08.160 and 21.08.180, all decision criteria must be satisfied to Recommend approval. This staff report produced the following findings:

### **General Decision Criteria**

1. Meets initial criteria
2. Meets initial criteria

### **Site Specific Decision Criteria<sup>1</sup>**

1. Satisfactory
2. Satisfactory
3. Satisfactory
4. Uncertain
5. Satisfactory
6. Satisfactory
7. Satisfactory

## **CONCLUSION**

This report has identified elements that support a recommendation for approval. The compatibility with the adjacent properties uses create a strong case for the property to be rezoned to Urban Low.

## **RECOMMENDATION**

Staff recommends **APPROVAL** of this application with conditions as noted on page 1-2.

**Attachments:** Arial Map  
Current Zoning  
Proposed Zoning  
Critical Areas



**Kitsap County  
2009 Site Specific  
Amendments**

**2007 Aerial Photography**

Holland Cooper Barton Jaques

Sean Denton DeLaney

192501-4-003-2004 192501-4-004-2003

192501-4-025-2008 192501-4-035-2008

192501-4-036-2006 192501-4-037-2004

192501-4-049-2000

Commissioner District 3

8.05 Acres

Dickey Place NW

Current Zoning: Industrial

Requested Zoning: Urban Low

Subject Parcel



DRAFT  
Map Date: July, 2009









Kitsap County  
Department of Community Development  
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Port Orchard, Washington 98368  
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# Kitsap County 2009 Site Specific Amendments

## Zoning

Holland Cooper Barton Jaquay  
Sean Denton Deakney  
192501-4-003-2004 192501-4-004-2003  
192501-4-025-2008 192501-4-026-2008  
192501-4-036-2006 192501-4-037-2004  
192501-4-049-2000  
Commissioner District 3  
8.05 Acres  
Dickey Place NW  
Current Zoning: Industrial  
Requested Zoning: Urban Low

-  Subject Parcels
-  Tax Parcels
-  Easement
-  Plat-Line
-  Industrial
-  Urban Low Residential (4-9 DU/Ac)

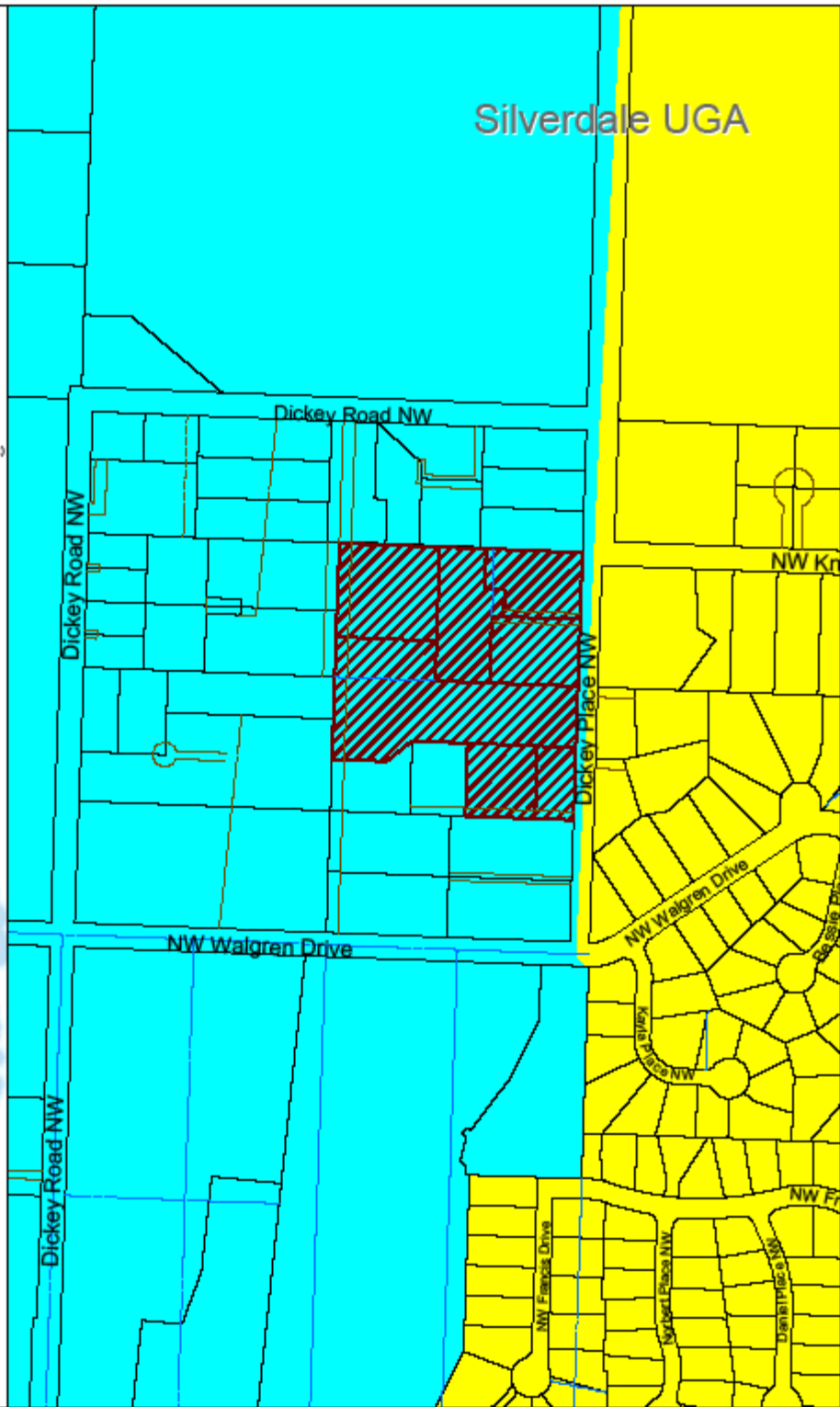


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
















**Kitsap County  
2009 Site Specific  
Amendments**

**Building Limitations**

Holland Cooper Barton Jaquay  
Sean Denton Delaney  
192501-4-003-2004 192501-4-004-2003  
192501-4-025-2008 192501-4-035-2006  
192501-4-036-2005 192501-4-037-2004  
192501-4-049-2000  
Commissioner District 3  
8.05 Acres  
Dickey Place NW  
Current Zoning: Industrial  
Requested Zoning: Urban Low

-  Subject Parcel
-  Tax Parcel
-  20' Contours
-  5' Contours
- Bald Eagle Management Nest and Communal Roost Buffers Management Zone Description**
-  Priority 1: 400' buffer around nest trees/roost sites.
-  Priority 2: w/in 400-800' of nest tree or 500' of shoreline
- Waterbodies (defined in WAC 222-16-030)**
- Waterbody Cartographic Feature Code**
-  Bay, estuary, Puget Sound
-  Lake, Pond, Reservoir, Gravel pit or quarry filled with water
- Watercourses (defined in WAC 222-16-030)**
- Fish Habitat Water Type Code**
-  (S) Designated Shoreline of the State
-  (F) Fish Habitat
-  (N) Non-Fish Habitat
-  (U) Unknown
-  Wetlands
-  Potential Wetlands
-  100 Year Floodplain
- Geohazards**
-  High Hazard Areas
-  Moderate Hazard Areas



DRAFT  
Map Date: July, 2009



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