

STAFF REPORT

COMPREHENSIVE PLAN
AMENDMENT

Greater Hansville
Community Plan

**For inclusion in the
Kitsap County Comprehensive Plan
Chapter 17: Community and Neighborhood Plans**

August 6, 2009

Prepared By:
Kitsap County Department of Community Development
Policy and Planning Division

Overview

The proposal establishes a community plan for the Greater Hansville Area (GHA), and incorporates policy elements within the Kitsap County Comprehensive Plan. The Washington State Growth Management Act refers to this action as sub-area planning, however the Plan will be referred to locally as a community plan, as it amends the Rural Villages and LAMIRDs element (Chapter 16) of the Kitsap County Comprehensive Plan. Plans within this chapter lack Urban Growth Areas (UGAs), however, similar to sub-area plans, policy elements within the community plan direct future decisions related to growth and development in the geographic area.

The community plan shall act as discrete planning document and component of the Kitsap County Comprehensive Plan. Affected policy areas are summarized below.

**Greater Hansville Community Plan
Affected Policy Areas**

	Location	Result
Kitsap County Comprehensive Plan	Chapter 17: Community and Neighborhood Plans	Insert Section 17.2: Greater Hansville Community Plan
	Comprehensive plan and zoning map	Zoning changes per attachment 2
Greater Hansville Community Plan	Stand-alone planning document available at Department of Community Development	<ul style="list-style-type: none"> • Community Values • Community Profile • Final Report • Implementation Plan

In addition to the items noted above, the Plan establishes a long-term boundary for the Greater Hansville Area.

Planning Context

The purpose of this report is to provide information to the Planning Commission and Board of County Commissioners regarding the proposed comprehensive plan amendment. The associated document is a work program consistent with language and direction contained in Resolution No. 015-2008, 'Providing for Review and Potential Amendment to the Kitsap County Comprehensive Plan, Land Use and Zoning Maps, and Corresponding Development Regulations.'

RESOLUTION NO. 226-2008 Section 4:

Areas for Consideration in 2009: Community planning processes, which may include LAMIRD planning processes, will be the preferred mechanism through which amendments to the Comprehensive Plan and corresponding development regulations may be entertained in 2009. Although suggested amendments may be considered in subsequent Comprehensive Plan Amendment processes, the following 2009 Comprehensive Plan Amendment annual review will be limited to the following:

B. Area-Wide Amendments: Area-wide amendments for consideration in the 2009 Comprehensive Plan Amendment process will include:

- i. Further consideration of community planning/potential Limited Area of More Intensive Rural Development (LAMIRD) at Hansville. *This is a previously identified carry-over from the 2008 docket.*

Location and Affected Area

The Greater Hansville Area is located at the northern tip of Kitsap County east of Port Gamble Bay. The GHA is a region consisting of 20 established neighborhoods across an approximately 20 square mile area. Hansville Road is the sole access road to the GHA. Physical features include forests, open space and shoreline, with several major parks and large, privately-held undeveloped parcels. Total population in 2004 was estimated at 3,154 residents. Primary land use is residential, park and rural forest; the Hansville village is zoned for and includes several small-scale commercial and institutional.

State Environmental Policy Act (SEPA)

Comprehensive plan amendments are considered non-project actions and usually subject to SEPA. The proposed community plan is currently undergoing SEPA evaluation. A determination will be issued by the SEPA Administrator and included in the final staff report.

Public Participation

Information-gathering and outreach for the County-facilitated portion of the planning process was conducted with assistance from a citizen planning committee. The committee was chaired by a member of GHAAC who provided regular status updates to that group. Below is a list of DCD-sponsored workshops, meetings, and presentations relating to plan development.

Date	Event	Subject	Attend.
Oct 2007	Coordination meeting	Project kick-off	N/A
Feb. 2008	Coordination meeting	Pre-planning	26
3/18/08	Planning committee meeting	Project purpose Planning framework Public participation Schedule	25
3/24/08	Communication sub-committee meeting	Public participation requirements Outreach strategy	11
3/31/08	Communication Sub-committee Meeting	Target audiences	7
4/15/08	Planning committee meeting	Communication plan Potential study area boundary Potential plan elements	41
5/20/08	Planning committee meeting	Hansville Futures review Review plan elements Visioning exercise Boundary workshop Communications report	26
6/17/08	Planning committee meeting	Communications update Final boundary alternatives	19

Date	Event	Subject	Attend.
		Review draft vision statements Final Hansville Futures review	
7/15/08	Planning committee meeting	Communications update Develop vision statements Finalize plan elements	15
9/16/08	Planning committee meeting	Planning committee expectations Develop vision statements Revised timeline Open house preparation	24
10/8/08	Communication Sub-committee Meeting	Open house preparation	Not taken
10/21/08	Planning committee meeting	Open house developments Develop vision statements Revised open house timeline	28
11/18/08	Planning committee meeting	Communication report Revised adoption schedule Goals and policies workshop	21
11/20/08	Short Course on Local Planning (Host: CTED)	Growth Management Act Public participation Citizen advisory groups	N/A
1/8/09	Planning committee	Kitsap Co. Parks and Recreation presentation & policy development Review plan framework	11

Date	Event	Subject	Attend.
1/20/09	Planning committee	Kitsap Co. Public Works Transportation presentation & policy development Parks and Recreation policy review Open House preparation	16
1/24/09	Community Open House 1	Community planning objectives Planning process overview Issue identification – functional planning areas	77
1/27/09	Community Open House 2	Community planning objectives Planning process overview Issue identification – functional planning areas	46
2/17/09	Planning committee	KPUD utilities presentation & policy development Transportation goals and policies review Open house debrief	15
6/9/09	GHAAC / Planning Committee meeting	Preliminary draft preview Implementation plan presentation Comment period Open House prep	56
6/28/09	Final community Open house	Preliminary draft presentation Public review and comment	76
7/14/09	GHAAC meeting	Open House debrief Final GHAAC comments	42

Date	Event	Subject	Attend.
7/21/09	Planning Commission work study and walking tour	Planning process overview Community issues Auto / walking tour	N/A
8/18/09	Planning Commission work study and public hearing	Policy review Public testimony	TBD

DRAFT

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

Circumstances within the Greater Hansville Area have experienced minor change since the adoption of the Comprehensive Plan as a result of population growth¹ and associated development. Kitsap County Comprehensive Plan goals and policies for rural areas are still applicable and provide an acceptable basis for policy development in the Greater Hansville Area.

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

and,

2. Whether the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan.

The County is experiencing an overall decline in the rate of development activity and associated population growth in response to the current economic downturn. While development rates may not resume to recent levels for several more years, the current condition does not invalidate prior assumptions and outcomes of the last amendment to the comprehensive plan, or proposed goals and policies for the Greater Hansville Area.

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

¹ Population growth is consistent with rates anticipated in the Kitsap County Comprehensive Plan.

Text and Area-Wide Amendments

For each proposed text and area-wide 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, in addition to those required in Section 21.08.160, which consider:

1. Whether the proposed amendment is consistent with and supports other plan elements and/or development regulations and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;

The proposal is intended to recognize the Greater Hansville Area as a collection of individual neighborhoods with common physical and cultural attributes and similar growth-related pressures. The proposed community plan establishes goals and policies to guide future decisions affecting the area, and is consistent with other County Comprehensive Plan elements and Kitsap County Code.

Finding: The proposed amendment is consistent with and supports other plan elements and/or development regulations.

2. Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals, objectives and policies of the Comprehensive Plan;

The proposal includes goals, policies and objectives consistent with those of the Kitsap County Comprehensive Plan, and tailored to location-specific planning challenges within the Greater Hansville Area.

Finding: The proposed amendment would establish a community plan for the Greater Hansville Area, as part of the Community and Neighborhood Planning chapter of the County Comprehensive Plan. The community plan contains goals, objectives and policies for the Greater Hansville Area, consistent with those of the County Comprehensive Plan, and more closely reflecting the values and vision of those residing in the affected area.

3. Whether the proposed amendment is consistent with the Kitsap County-wide Planning policy;

Applicable Kitsap County-wide Planning Policies are contained in *Element D: Rural Land Uses and Development Patterns; Element E: Countywide Strategies for Open Space Preservation, Resource Preservation and Critical Areas; and Element F: Contiguous and Orderly Development.*

Finding: The proposed amendment is consistent with Kitsap County-wide Planning policy.

and

4. Whether the proposed amendment complies with the regulations of the Growth Management Act (GMA).

The following sections of the Growth Management Act pertain to the proposal:

RCW 36.70A.080(2) A comprehensive plan may include, where appropriate, sub-area plans, each of which is consistent with the comprehensive plan.

The proposal establishes a community plan, which is a specialized sub-area plan, in accordance with Growth Management Act guidelines.

RCW 36.70A.130(2)(a) Comprehensive plans – Review procedures and schedules – Amendments

Each county and city shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year.

The proposal was developed as part of a public process consistent with RCW 36.70A.035 and 36.70A.140. The proposal is scheduled for adoption as part of the County's annual comprehensive plan amendment process.

Finding: The proposed amendment complies with the regulations of the Growth Management Act (GMA), and satisfies GMA planning goals via consistency with Kitsap County Comprehensive Plan goals and policies.

ANALYSIS

Summary of Findings

Does the proposed amendment satisfy general decision criteria?²

1. Yes
2. Yes

Is the proposed amendment consistent with decision criteria for Text and Area-Wide Amendments?³

1. Yes
2. Yes
3. Yes
4. Yes

The proposed comprehensive plan amendment satisfies all decision criteria for adoption as required by KCC 21.08.160 and KCC 21.08.180. The proposal recognizes the Greater Hansville Area as a new planning sub-area, but does not include an Urban Growth Area (UGA) or Limited Area of More Intensive Rural Development (LAMIRD).

The proposal includes an analysis of community values and research related to current trends and conditions, and an implementation component based upon these items and additional public outreach. Goals and policies are intended to guide future decisions, projects and other actions by the County and associated agencies. No code changes are proposed at this time and zoning changes are minimal. The proposal has met public involvement obligations as required by the Washington State Growth Management Act.

² KCC 21.08.160 requires that these decision criteria are considered.

³ KCC 21.08.180 requires that all of these findings are satisfied.

CONCLUSION

This report presents affirmative findings for all decision criteria related to area-wide amendments to the Kitsap County Comprehensive Plan. The proposal is consistent with Washington State Growth Management Act planning goals, and internally consistent with goals, policies and objectives of the Kitsap County Comprehensive Plan.

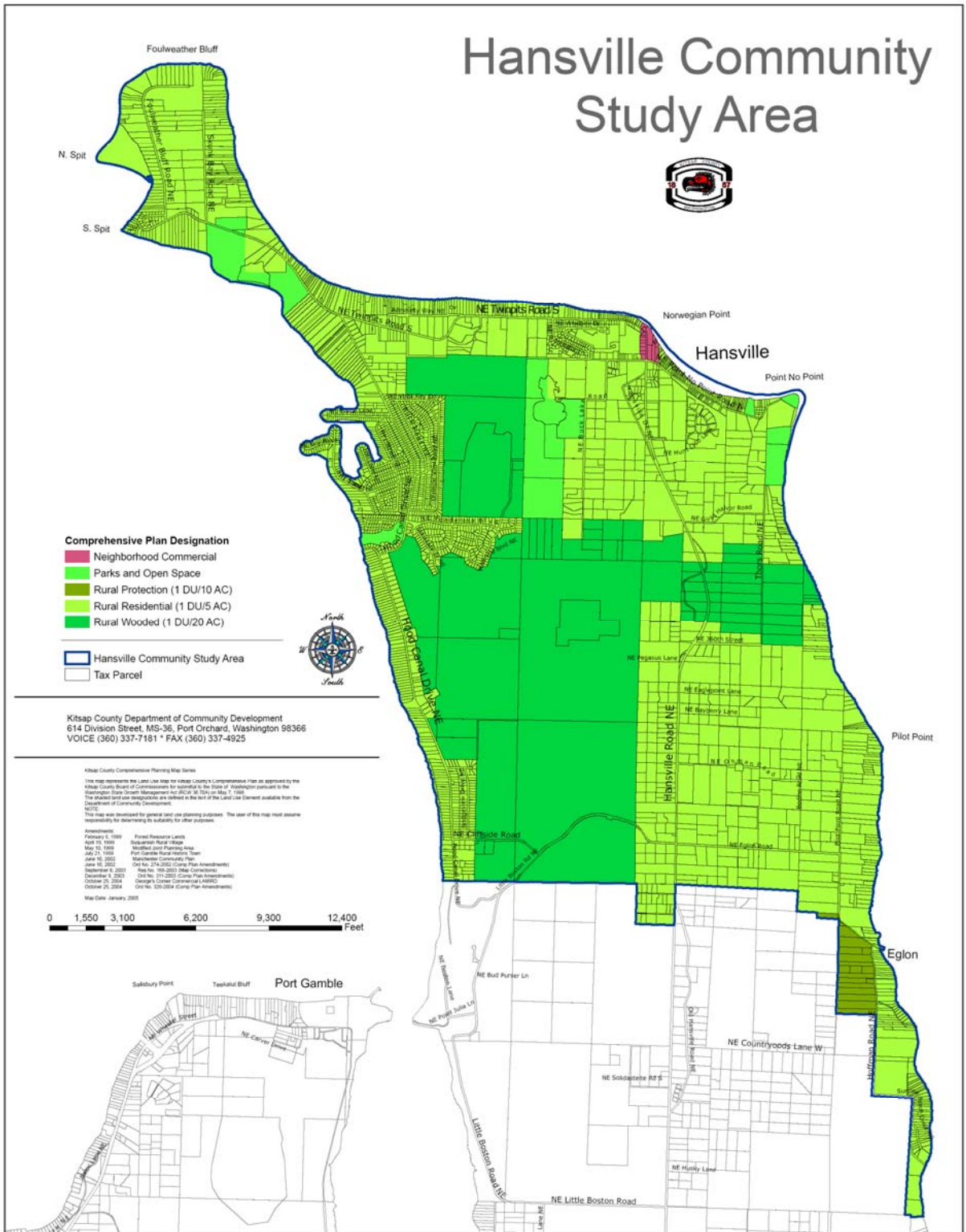
Staff finds the proposal in the interest of the Greater Hansville community, as it formally recognizes this geography as a distinct planning region requiring specialized policy direction beyond that of County-wide rural standards.

RECOMMENDATION

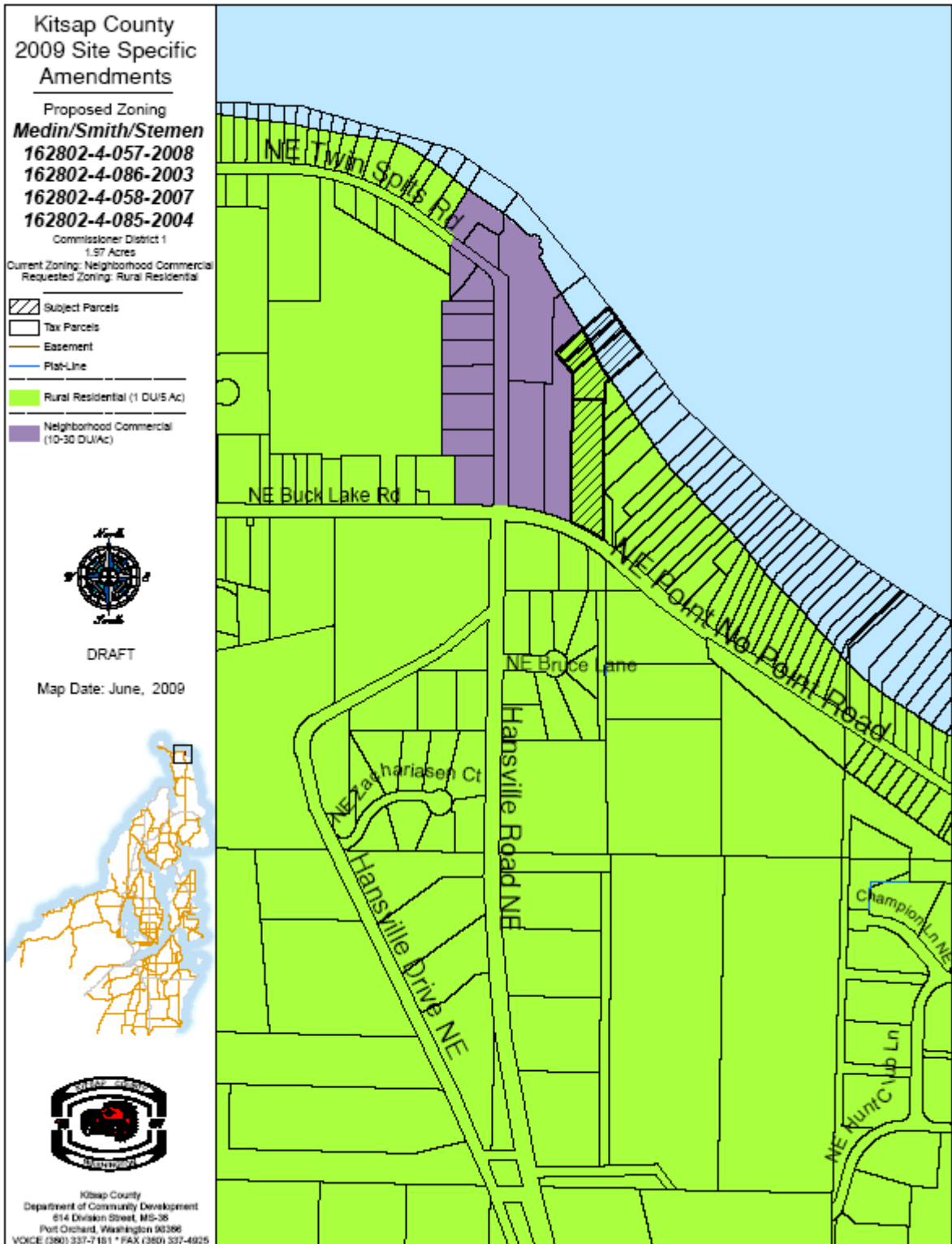
Staff recommends **APPROVAL** of the Greater Hansville Community Plan.

Attachments:

- 1. Affected Area**
- 2. Proposed rezone**



1. Affected area



2. Proposed rezone