

RESOLUTION NO 226 - 2008

**PROVIDING FOR REVIEW AND POTENTIAL AMENDMENT TO THE KITSAP COUNTY
COMPREHENSIVE PLAN, LAND USE AND ZONING MAPS AND CORRESPONDING
DEVELOPMENT REGULATIONS**

WHEREAS, the Washington State Growth Management Act, RCW 36.70A.130 mandates that Kitsap County's Comprehensive Land Use Plan (Plan) and corresponding Kitsap County Zoning Code and Map be subject to continuing review and evaluation; and

WHEREAS, Kitsap County has identified a public participation process that complies with the Growth Management Act, RCW 36.70A.140, which provides for early and continuous public participation in the development and amending of comprehensive land use plans and development regulations implementing such plans; and

WHEREAS, the Kitsap County Comprehensive Plan provides that it will be reviewed and updated to adjust to changing needs, unforeseen circumstances or new local or regional trends; and

WHEREAS, Kitsap County Code Chapter 21.08 establishes procedures for persons to propose amendments to the Plan; and

WHEREAS, Kitsap County Code Section 21.08.040 provides that the Board of County Commissioners (Board) will establish a schedule for an annual review and possible amendment of the Plan; and

WHEREAS, Kitsap County Code Section 21.08.050 provides that all proposed amendments to the Plan shall be considered concurrently so that all cumulative effects of the amendments can be determined; and

WHEREAS, Kitsap County Code Section 21.08.060 provides that all amendments to the Plan shall be consistent with the Growth Management Act, Kitsap Countywide Planning Policy and the remaining provisions of the Plan and development regulations; and

WHEREAS, following the adoption of this Resolution, the general public, Planning Commission and County departments will have an opportunity to submit suggestions to the Board regarding amendments to the Comprehensive Plan as limited by the criteria established in this Resolution. Public participation plans will be prepared and outreach will be conducted through the various planning and citizen working groups, county-wide meetings and formally through the Planning Commission and Board public hearing processes. The Planning Commission will conduct at least one work-study session and a public hearing to consider and discuss suggestions and proposals for recommendation to the Board. Furthermore, Kitsap County departments will be contacted to solicit suggestions or proposals for the Plan amendments as they pertain to the criteria established in this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Kitsap County Comprehensive Plan will be reviewed for amendment in 2009 as follows:

1. **Applicants:** No applications will be accepted for the 2009 Comprehensive Plan Amendment process; except as indicated in Section 4 of this Resolution.
2. **Public Participation:** Pursuant to the Growth Management Act, public outreach and participation will be conducted through the various planning and citizen working groups, county-wide meetings and formally through the Planning Commission and Board public hearing processes.
3. **Types of Amendments:** As established in Kitsap County Code Section 21.08.030, amendments to the Kitsap County Comprehensive Plan include the following categories:
 - A. Text Amendment: A change or revision in the text of the goals, policies and objective principles or standards of the Comprehensive Plan.
 - B. Area-wide Amendment: A proposed change or revision to the generalized land use map, zoning map, goals, policies, objectives or assumptions affecting a general area which:
 - i. Is comprehensive in nature or may be geographically distinctive; and
 - ii. Has unified interest within the County; and
 - iii. Does not affect the location or designation of the Urban Growth Area (UGA) boundary; and
 - iv. Usually includes several separate properties under various ownerships.
 - C. Site-specific Amendment: A proposed amendment to the Comprehensive Plan that affects one or a small group of contiguous parcels. A site-specific amendment most frequently affects only the land use and/or zoning map, and not the text of the Comprehensive Plan or a development regulation. The Board has the discretion to limit the types of Site-specific Amendments they may receive.
 - D. Map Correction: A proposed change to the land use map or zoning map to reflect the actual direction or decision of the Board when the 2006 Plan was adopted.
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:

A. Text Amendments: Text amendments to the Kitsap County Comprehensive Plan and corresponding development regulations for consideration with the 2009 Comprehensive Plan Amendment process are limited to amendments specifically related to the following:

- i. Textual amendments related to the Silverdale and Bethel Corridor design guidelines and standards; amendments, as needed, to related sub-area plans, including Silverdale for the proposed 'Waaga Way' planned area and Kingston as it specifically relates to downtown master planning.
- ii. Textual amendments related to Kitsap County Code Titles 16, 17, 18 and 21; and textual amendments to code regarding the Poulsbo Inter-local Agreement.
- iii. Textual amendments related to the Comprehensive Plan Capital Facilities, Chapter 11, and the Six-Year Capital Facilities Plan.

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.*
- ii. Consideration of development of a design district or planned area for the proposed 'Waaga Way' district, as well as extension of the 'Silverdale Loop' Mixed-Use designation within the Silverdale UGA.
- iii. Consideration of establishing commercial/industrial LAMIRDs in rural Kitsap County (2009+).
- iv. Consider UGA association and potential Urban Growth Area Management Agreements (UGAMAs) with the City of Bremerton regarding adjacent areas including Gorst and West Bremerton UGAs.
- v. Review of expired or terminated Washington Department of Natural Resources surface mining permits and associated Mineral Resource overlay land use designations.

Individuals and the general public will be able to comment on and provide input to these planning processes and plans through the citizen working groups and the Planning Commission and Board public hearing processes.

C. Site-Specific Amendment Requests: The following types of proposals will be considered in the 2009 Comprehensive Plan Amendment process:

Site Specific Amendment Requests located within unincorporated Kitsap County which do not result in the alteration of Urban Growth Area boundaries.

Individuals and the general public will be able to comment on Site Specific Amendment requests through the Planning Commission and Board public hearing processes.

D. Map Corrections: Proposals for Map Correction Requests to the Comprehensive Land Use Map and corresponding Zoning Map changes are to be considered in 2009, subject to provisions described in Kitsap County Code Section 21.08. Map Correction requests must include evidence which clearly demonstrates that the board of commissioners' intent or direction at the time the 2006 Comprehensive Plan 10-Year Update was adopted supports the proposed request and amendment.

5. **Application Period:** Applications for proposals of Plan amendments will only be accepted for areas that are open to review and meet the criteria established in this Resolution. Applications will be accepted from Dec 15, 2008 through the close of business on January 30, 2009.

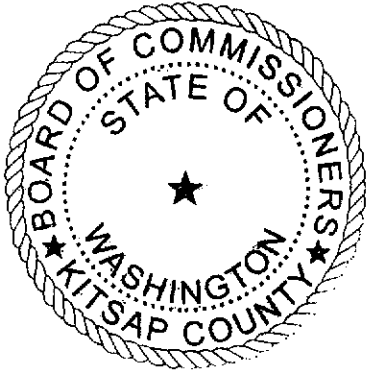
6. **Application Fees:** In accordance with Kitsap County Code Section 21.08, a fee will be charged for the following:

- A. A fee of \$250.00 will be charged for the pre-application review and consultation meetings required by Kitsap County Code Section 21.08.080 for applications to amend the Plan.
- B. A fee of \$2,725.00 will be charged for all new site-specific applications to amend the land use designation and zoning map. Additional fees may be imposed for additional staff time required over the standard hours allocated to each application. Staff time expended over the initial ten hours will be tracked on the timesheet system with explanations provided for the additional time accrued. These fees will be calculated using hourly rates as determined by the Department of Community Development fee schedule.
- C. A fee of \$900.00 will be charged for a text or area-wide amendment application.

The Comprehensive Plan amendments proposed by Kitsap County constitute the initial amendment docket as set forth in Attachment "A" of this Resolution.

DATED this 24th day of November, 2008

KITSAP COUNTY BOARD OF
COMMISSIONERS



Steve Bauer
STEVE BAUER, CHAIR

Josh Brown
JOSH BROWN, COMMISSIONER

Jan Angel
JAN ANGEL, COMMISSIONER

ATTEST:

Opal Robertson
Opal Robertson, Clerk of the Board

2009 COMPREHENSIVE PLAN AMENDMENT

INITIAL DOCKET

The docket for the Annual Amendment of the Kitsap County Comprehensive Plan is a list of items or proposals that Kitsap County will review and consider for amendment. It also includes Kitsap County Code changes, which can be adopted any time throughout the year, but must be consistent with and implement the Kitsap County Comprehensive Plan. This complete docket for the 2009 annual amendment of the Comprehensive Plan will include the docket, outlined in Resolution No. ___-2008, as well as subsequent proposals submitted by residents, property owners and the County, including:

SUMMARY OF AMENDMENTS

A. TEXTUAL AMENDMENTS—Changes or revisions in the text of the goals, policies and objective principles or standards of the Comprehensive Plan.

1. Textual amendments related to the Silverdale and Bethel Corridor design guidelines and standards; amendments, as needed, to related sub-area plans, including Silverdale for the proposed 'Waaga Way' planned area and Kingston as it specifically relates to downtown master planning.
2. Textual amendments related to Kitsap County Code Titles 16, 17 and 21; and textual amendments to code regarding the Poulsbo Inter-local Agreement.
3. Textual amendments related to the Comprehensive Plan Capital Facilities, Chapter 11, and the Six-Year Capital Facilities Plan.

B. AREA-WIDE AMENDMENTS—Amendments to a proposed change or revision to the generalized land use map, zoning map, goals, policies, objectives or assumptions affecting a general area which is comprehensive in nature or may be geographically distinctive; has unified interest within the county; does not affect the location or designation of the urban growth area boundary; and usually includes several separate properties under various ownerships.

1. 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.*
2. Consideration of development of a design district or planned area for the proposed 'Waaga Way' district, as well as extension of the 'Silverdale Loop' Mixed-Use designation within the Silverdale UGA.
3. Consideration of establishing commercial/industrial LAMIRDs in rural Kitsap County (2009+).

4. Consider UGA association and potential Urban Growth Area Management Agreements (UGAMAs) with the City of Bremerton regarding adjacent areas including Gorst and West Bremerton UGAs.
5. Review of expired or terminated Washington Department of Natural Resources surface mining permits and associated Mineral Resource overlay land use designations.

C. OTHER AMENDMENTS

1. Site Specific amendments to the Comprehensive Plan Land Use Map.
2. Map corrections.

DETAIL OF AMENDMENTS

A. TEXTUAL AMENDMENTS.

Textual amendments to the Kitsap County Comprehensive Plan and corresponding development regulations for consideration with the 2009 Comprehensive Plan Amendment process are limited to the following:

1. **Review and update to the Silverdale and Bethel Corridor design standards and guidelines, and review and update to the Kingston, Silverdale and Port Orchard/South Kitsap Sub-Area plans as they may relate to the Silverdale, including the 'Waaga Way' planning area, and Bethel Corridor design standards/guidelines and downtown master planning for Kingston.**

These amendments may include, but are not limited to, expansion or development of the Silverdale design districts or planning areas and revisions to remove ambiguity, and clarification for implementation of the Silverdale and Bethel Corridor design guidelines, standards or planning elements.

Amendments to the applicable sub-area plans may be necessary to ensure consistency with resultant design regulations, including the relocation or alteration of connector roads for the planning area of 'Waaga Way'.

Amendments to the Kingston Sub-Area Plan may be needed for downtown master planning efforts. Expansion of Urban Growth Area boundaries are not being considered in 2009.

2. **Textual amendments related to Kitsap County development code revisions.**

Proposed text amendments to Kitsap County Code and related agreements may include new and/or revised development and related administrative codes. The proposed Kitsap County Code Titles and agreement subject for review and possible update include:

- Title 16 - Land Division and Development

- Title 17 - Zoning
- Title 21 - Land Use and Development Procedures
- Poulsbo Inter-local Agreement and associated code

3. Textual amendments related to Comprehensive Plan Capital Facilities Chapter and Appendix A: 6-Year Capital Facilities Plan.

Review and update to the Comprehensive Plan Capital Facilities, Chapter 11, and the Six-Year Capital Facilities Plan, Appendix A, to ensure that adequate public facilities are available to support existing and projected growth. Proposed textual amendments may include the following revisions:

- a. Review and update of Intersection Level of Service (LOS) standards;
- b. Review and update of Roadway LOS standards;
- c. Review and update of the Concurrency Ordinance 218-1998;
- d. Review and update to the 6-Year Capital Facilities plan for all capital facilities;
- e. Updates to digital and written inventories of all capital facilities.

B. AREA-WIDE AMENDMENTS.

Proposals for area-wide amendments to the 2009 Comprehensive Plan Amendment process will be limited to the following:

1. Hansville: Consideration of planning/potential LAMIRD for the Greater Hansville Area:

Process:

- a. Continue to implement and refine planning for the subject areas and issues that outline the structure of various planning processes, proposed schedules, issues to be addressed and roles of various participants.
- b. Continue the local community planning process, with assistance from the Greater Hansville Area Advisory Council (GHAAC) and which includes interest groups, tribal members and County representatives. The purpose of the planning relationship is to determine appropriate area-specific land uses, development standards, design guidelines, public service needs, rural character of subject properties and surrounding area, appropriate mix of uses, densities and intensities, feasibility, cost and need for public services, significant natural constraints or features to be preserved, provision for a monitoring and evaluation process as well as the benefits to the local community. Primary focus will be given to the Hansville Village, the core area of Hansville, with emphasis on connectivity with open space and recreational/leisure opportunities and land use. Emphasis will also be given to the GHAAC planning area and related goals accomplishment.

2. Consideration of a design district or planned area for the proposed 'Waaga Way' district, as well as extension of the 'Silverdale Loop' Mixed-Use designation within the Silverdale UGA.

Process:

Develop a scope of work for subject areas which outline planning issues and areas within the Silverdale UGA including the proposed 'Waaga Way' planned area and areas which may be better suited for Mixed-Use zoning designation. The planning processes will include, but are not limited to, identification of participants and roles of the community, proposed schedules, issues to be addressed, potential code review and final area-wide zones, district boundary or planned areas.

3. LAMIRDs: Consideration of Commercial/Industrial LAMIRDs (2009+):

Process:

- a. Develop a scope of work for the subject area that outlines structure of planning processes, the proposed schedule, issues to be addressed and roles of the various participants.
- b. Conduct localized planning processes that include local residents and business owners, interest groups, tribal members and County representatives. The purpose of the planning effort is to determine appropriate area-specific land uses, zoning and development standards, public service needs, and implementation processes, with respect to the GMA LAMIRD criteria. This committee also should consider appropriate area boundaries, rural character of the subject property and surrounding area, appropriate mix of uses, densities and intensities, feasibility, cost and need for public services, significant natural constraints or features to be preserved, provision for a monitoring and evaluation process as well as the benefits to the local community.
- c. Establish a Logical Outer Boundary (LOB) and develop planning criteria, giving consideration to the GMA requirement in RCW 36.70A.070(5)(d).

4. Urban Growth Area Management Agreement (UGAMA) negotiations: Consideration of UGAMAs with the City of Bremerton regarding certain areas, including Gorst and West Bremerton UGAs:

Process:

Develop a scope of work for the development of an UGAMA with the City of Bremerton for subject areas, which outlines issues, public service needs/benefits and costs, structure of the planning processes, proposed

schedules, monitoring and evaluation efforts, and roles of the various participants. It is anticipated this amendment process would continue through or past 2009.

5. Review of expired or terminated Washington State Department of Natural Resources (DNR) surface mining permits and associated Mineral Resource overlay Land Use designations:

Process:

Review the status of various DNR surface-mining permits and applicability of the Mineral Resource overlay district on various properties in Kitsap County. The process will include an evaluation of active sites in conjunction with DNR and, for those inactive, expired, reclaimed or terminated operations or permits, may result in the extinguishment of Mineral Resource overlay designations. DNR will partner in this effort.

C. OTHER AMENDMENTS

1. Site-Specific Amendment Requests

As limited below, site-specific requests, as described in Kitsap County Code Section 21.08, will be reviewed and considered in 2009.

Areas Open for Review. The following types of proposals will be considered in this annual review of the plan:

- A. Site Specific Amendment Requests located within unincorporated Kitsap County which do not result in the alteration of Urban Growth Area boundaries.

2. Map Corrections

Proposals for Map Correction Requests to the Comprehensive Land Use Map and corresponding Zoning Map changes may be considered in 2009, subject to provisions described in Kitsap County Code Section 21.08; however, Map Correction amendments are not required under the GMA. Map Correction Requests must include evidence which clearly demonstrates that the board of commissioners' intent or direction at the time the 2006 Comprehensive Plan 10-Year Update was adopted supports the proposed request and amendment.

APPLICATION

1. Application Period

Applications for proposals of Plan amendments will only be accepted for areas that

are open to review and meet the criteria established in the resolution adopting the initial docket of 2009. Applications will be accepted in a timeframe established in the resolution adopting the initial docket of 2009. Application forms are available from the Department of Community Development, and can be downloaded from the County's website: www.kitsapgov.com.

2. Application Fee

In accordance with Kitsap County Code Section 21.08, a fee will be charged for the following:

- A. A fee of \$250.00 will be charged for the pre-application review and consultation meetings required by Kitsap County Code Section 21.08.080 for applications to amend the Plan.
- B. A fee of \$2,725.00 will be charged for all new site-specific applications to amend the land use designation and zoning map. Additional fees may be imposed for additional staff time required over the standard hours allocated to each application. Staff time expended over the initial ten hours will be tracked on the timesheet system with explanations provided for the additional time accrued. These fees will be calculated using hourly rates as determined by the Department of Community Development fee schedule.
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