

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS FOR 2018

Annual Comprehensive Plan Amendments for 2018
Now under consideration by the Planning Commission



COMMENT OPPORTUNITY NOW OPEN



Written comments due by August 7, 2018 (11:59 PM)

Public Hearing on July 17 and July 31, 2018 (5:30 PM)

The Kitsap County Planning Commission is now considering annual amendments to the Kitsap County Comprehensive Plan and related amendments to the Kitsap County Code. Staff reports and State Environmental Policy Act (SEPA) determinations regarding these amendments are available for your consideration.

The Comprehensive Plan influences the future of our communities - you are encouraged to comment!

Written comments will be accepted through 11:59 PM on August 7, 2018:

- Through our Online Open House (<https://tinyurl.com/kitsap2018cpa>)
- Emailed to CompPlan@co.kitsap.wa.us;
- Mailed to 614 Division St - MS36, Port Orchard, WA 98366;
- Dropped off at the Permit Center at 619 Division St, Port Orchard;
- Dropped off at one of the open houses listed below; or
- Submitted during one of the following public hearings.

PUBLIC HEARINGS (July 17th and 31st at 5:30 PM)

The Kitsap County Planning Commission will hold two public hearings to receive oral and written testimony before making recommendations regarding these amendments. Both hearings will be in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard).

OPEN HOUSES (5:30 – 7:30 PM)

North Kitsap	July 10 th	Village Green Community Center (26159 Dulay Rd NE, Kingston)
South Kitsap	July 11 th	Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
Central Kitsap	July 12 th	Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)

LEARN MORE & ENGAGE!

Visit our Online Open House (<https://tinyurl.com/kitsap2018cpa>) for more information about this annual amendment process, find relevant documents to review, learn more about how to submit written comments, and subscribe to future digital notifications. Relevant documents can also be viewed at the Department of Community Development Permit Center (619 Division St, Port Orchard).

Kitsap County Department of Community Development
614 Division Street MS-36, Port Orchard, WA 98366-4682
(360) 337-5777 | www.kitsapgov.com/dcd

2018 COUNTY-SPONSORED AMENDMENTS

Non-Motorized Facilities Plan

- Minor updates; admin. corrections; Kingston Community Trails

Kingston Urban Village Center (UVC)

George's Corner LAMIRD

- Minor boundary adjustment

LAMIRD = limited area of more intensive rural development

Public Facility Designations and Park Classifications

- Catch up with acquisitions & dispositions of property

Parks, Recreation, and Open Space Plan

- 6-year Update

Affordable Housing

Clarifying Edits



2018 SITE-SPECIFIC APPLICATIONS

18-00369 (Richardson)

- Central Kitsap UGA (1.33 acres)
- Urban Restricted (1-5 DU/Ac) to Commercial (10-30 DU/Ac)

18-00431 (Ueland Tree Farm LLC)

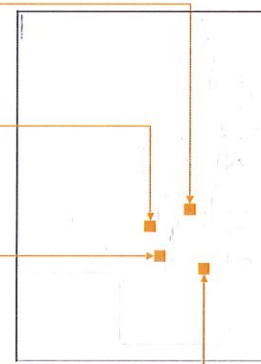
- Rural Central Kitsap (96.57 acres)
- Mineral Resource Overlay added to Forest Resource Land



18-00490 (Culbertson)

- Rural South Kitsap/Gorst (69.23 acres)
- Mineral Resource Overlay added to Rural Protection (1 DU/10 Ac)

18-00528 (Hanley Property LLC)

- Port Orchard UGA (1.03 acres)
- Urban High Residential (19-30 DU/Ac) to Commercial (10-30 DU/Ac)



ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS FOR 2018

KITSAP COUNTY PLANNING COMMISSION – HEARING & WORK STUDY
JULY 31, 2018


AGENDA

Tonight

- Overview, if needed
- Comprehensive Planning
- 2018 Annual Amendment Process
- Public Hearing (continued from 7/17 and closing tonight)
- Work Study
 - Questions from the Commission

August 21, 2017

- Consideration Continues
- Draft Findings of Fact & Public Comment Matrix



COMPREHENSIVE PLANNING OVERVIEW



Enabling Law	State Growth Management Act, etc.
Regional Coordination	Multi-County Planning Policies (Vision 2040) Kitsap Countywide Planning Policies
Local Planning	Kitsap County Comprehensive Plan
Implementation	Development Regulations & Programs

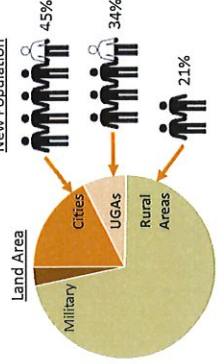


COMPREHENSIVE PLAN 2016-2036


20-year vision for how our communities will grow

- Land use
- Economic development
- Environment
- Housing & human services
- Transportation
- Capital facilities & utilities
- Parks, recreation, & open space
- Subarea & neighborhood plans

Strategies & investments needed to achieve the vision



Category	Percentage
Military	45%
Citrus	34%
UGAs	21%
Rural Areas	0%



COMPREHENSIVE PLAN REVIEW

Mandated by the state Growth Management Act (RCW 36.70A.130)

- **8-year Review**
 - Full review required
 - Revisions made as needed
 - Completed in 2016
- **Annual Review**
 - Only if Board determines there is a need to review
 - Scope is established by resolution
 - Amendments must be consistent with the existing Comprehensive Plan

Legislative Process: Board has full discretion in scoping and decision making



ANNUAL AMENDMENT PROCESS

2018													
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Scoping													
				Development									
					Analysis								
											Consideration		



SCOPING

AMENDMENT PROCESS

- Phase 1: Scoping
- Phase 2: Development
- Phase 3: Analysis
- Phase 4: Consideration



2018 SITE-SPECIFIC APPLICATIONS

Rural Areas

- A. Add Mineral Resource Overlay (MRO) designation
- B. Add Forest Resource Lands (FRL) designation

Urban Growth Areas (UGAs)

- C. Redesignations needed for infill and redevelopment
 - Acquisition of transferable development rights (TDRs) required



DEVELOPMENT

AMENDMENT PROCESS

Phase 1: Scoping

Phase 2: Development

Phase 3: Analysis

Phase 4: Consideration

Site-Specific Applications

- Staff consultation meeting required before submittal
- Submittal Period: January 9 – February 6, 2018

County-Sponsored Amendments

- Prior public development
- Established citizen advisory committee
- New citizen workgroup
- Staff

ANALYSIS

AMENDMENT PROCESS

Phase 1: Scoping

Phase 2: Development

Phase 3: Analysis

Phase 4: Consideration

SEPA Environmental Checklist

SEPA Threshold Determination

Staff Report

PUBLIC CONSIDERATION

- Online Open House** (<https://tinyurl.com/kitsap2018cpa>)
- Public Comment Period** (June 28th – August 7th)
- Open Houses** (July 10th, 11th, 12th)
- Public Hearings** (July 17th & 31st)
- Public Notifications** (~31,450 direct reach + 30,000 newspaper circulation)
 - Email to subscribers of County notification lists
 - Nextdoor.com
 - Post cards for geographically specific amendments (site-specific applications, UVC, George's Corner)
 - Letter to Tribes
 - Legal notices in Kitsap Sun
 - County website

PLANNING COMMISSION CONSIDERATION

2018													
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Scoping													
					Development								
						Analysis							
										Consideration			
											Planning Commission		
												Board of Commissioners	

- 7/3 Work Study (8 of 11)
- 7/17 Work Study (3 of 11) & Public Hearing
- 7/31 Public Hearing & Work Study (special meeting)**
- From staff: Public Comment Matrix, draft Findings of Fact (FOF)*
- 8/21 Work Study (review FOF/develop Recommendations)
- 9/4 Work Study (review FOF/develop Recommendations)
- 9/18 Work Study, if needed (finalize and adopt FOF/Recommendations)

2018 COUNTY-SPONSORED AMENDMENTS



- Non-Motorized Facilities Plan
 - Minor updates; admin. corrections; Kingston Community Trails
- Kingston Urban Village Center (UVC)
- George's Corner LAMIRD
 - Minor boundary adjustment
- Public Facility Designations and Park Classifications
 - Catch up with acquisitions & dispositions of property
- Parks, Recreation, and Open Space Plan
 - 6-year Update
- Affordable Housing Clarifying Edits

LAMIRD - Introduction of more intensive land development

2018 SITE-SPECIFIC APPLICATIONS



- 18-00369 (Richardson)
 - Central Kitsap UGA (1.33 acres)
 - Urban Restricted (1-5 DU/Ac) to Commercial (10-30 DU/Ac)
- 18-00431 (Ueland Tree Farm LLC)
 - Rural Central Kitsap (96.57 acres)
 - Mineral Resource Overlay added to Forest Resource Land
- 18-00490 (Cuibertson)
 - Rural South Kitsap/Gorst. (69.23 acres)
 - Mineral Resource Overlay added to Rural Protection (1 DU/10 Ac)
- 18-00528 (Hanley Property LLC)
 - Port Orchard UGA (1.03 acres)
 - Urban High Residential (19-30 DU/Ac) to Commercial (10-30 DU/Ac)

PUBLIC HEARING

Public Hearing

Continued from 7/17/2018 and closing tonight

- 3 to 5 minutes per speaker
- Can address one or multiple amendments when testifying
- State your name and place of residence
- Clarify if providing a general comment or comment regarding a particular amendment
- Provide written testimony/documents to the Clerk
- Written comments can be submitted to DCD through 8/7/2018

WORK STUDY

Work Study

**Binder
Tab**

- 2. Non-Motorized Facilities Plan
- 3. Kingston Urban Village Center (UVC)
- 4. George's Corner LAMIRD
- 5. Public Facility Designations and Park Classifications
- 6. Parks, Recreation, and Open Space Plan – Que questions for Parks Dept lead staff response
- 7. Affordable Housing – Que questions for Human Services Dept lead staff response
- 8. Clarifying Edits
- 9. 18-00369 (Richardson)
- 10. 18-00431 (Ueland Tree Farm LLC) – Que questions for DCD lead staff response
- 11. 18-00490 (Culbertson) – Que questions for DCD lead staff response
- 12. 18-00528 (Hanley Property LLC)

