

TAB 3



Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Kingston Urban Village Center (UVC)

Report Date	6/25/18
Hearing Date	7/17/18 and 7/31/2018
Amendment Type	County-sponsored Amendment
Description	<p>The proposed amendment includes the following changes to:</p> <ul style="list-style-type: none">• Kingston Subarea Plan in Chapter 8 of the 2016 Kitsap County Comprehensive Plan<ul style="list-style-type: none">• Remove the mixed-use requirement in the Urban Village Center (UVC) zone• Clarify incentive-based parking programs• Remove completed Subarea Plan policies• Appendix B in Chapter 11 of the 2016 Kitsap County Comprehensive Plan<ul style="list-style-type: none">• Revise the allowed density in the UVC zone• Kitsap County Code<ul style="list-style-type: none">• Update Chapter 17.260 (Urban Village Center), Section 010.B. (Purpose) to revise the allowed density in the UVC zone• Update Chapter 17.420 (Density, Dimensions, and Design), Section 060 (Footnotes for tables) to revise the allowed density and remove the mixed-use requirement in the UVC zone
Geographic Area Affected	Unincorporated Kitsap County
SEPA	Determination of Non-Significance
Department Recommendation	Adopt as proposed

This report and recommendation are based on information available at the time of publication. If new relevant facts are discovered, this staff report will be revised, and the department recommendation may change.

1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Comprehensive Plan is mandated by the Washington State Growth Management Act (GMA, RCW 36.70A).

A. Authority

The GMA mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years [RCW 90.70A.130(5)]. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)].

Kitsap County Code sets forth a process and criteria for making amendments to the Comprehensive Plan [KCC 21.08]. In making amendments, the County must consider:

- Whether the proposed amendments are 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;
- Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;
- Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
- Whether the proposed amendment complies with the requirements of the GMA.

The final docket adopted by the Board of County Commissioners on April 4, 2018 (Resolution No. 064-2018) allows for consideration of this amendment during Kitsap County's annual Comprehensive Plan amendment process for 2018.

B. Proposed Amendment

The proposed amendment is provided in Attachment A and includes the following changes to:

- Kingston Subarea Plan in Chapter 8 of the 2016 Kitsap County Comprehensive Plan
 - Remove the mixed-use requirement in the Urban Village Center (UVC) zone
 - Clarify incentive-based parking programs

- Remove completed Subarea Plan policies
- Appendix B in Chapter 11 of the 2016 Kitsap County Comprehensive Plan
 - Revise the allowed density in the UVC zone
- Kitsap County Code
 - Update Chapter 17.260 (Urban Village Center), Section 010.B. (Purpose) to revise the allowed density in the UVC zone
 - Update Chapter 17.420 (Density, Dimensions, and Design), Section 060 (Footnotes for tables) to revise the allowed density and remove the mixed-use requirement in the UVC zone

The proposed amendment was prepared at the request of the Kitsap County Board of Commissioners to “review the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC).” Staff from the Department of Community Development worked with the Kingston UVC Workgroup to identify priority barriers to achieving the existing vision and planned growth in the Kingston UVC zone. The proposed amendment is consistent with the Kingston UVC Workgroup’s preferred alternatives.

C. Geographic Description

The proposed amendment affects the Urban Village Center (UVC) zone. The UVC zone contains approximately 44.72 acres and is located in unincorporated Kitsap County adjacent to the Port of Kingston and the Washington State ferry terminal in the Kingston Urban Growth Area (see Attachment A - Map 1 - Vicinity).

2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
 - as proposed above
 - as described in Alternative ___ below
 - with revisions described below
 - with conditions described below
- Deferral of the amendment to a future docket
- Denial of the amendment

A. Revisions

None.

B. Conditions

None.

C. Rational

- The Kitsap County Board of Commissioners requested a review of the Comprehensive Plan policies and development regulations related to the Kingston Urban Village Center (UVC) zone.
- The Department of Community Development worked with the Kingston UVC Workgroup to identify priority barriers to achieving the existing vision and planned growth in the UVC zone.
- The Kingston UVC Workgroup reached consensus on the proposed amendment.
- The proposed amendment addresses policy and regulatory barriers identified by the Kingston UVC Workgroup and supports the community's ability to achieve the existing vision for development and planned growth in the Kingston UVC zone.

3. **Other Alternatives Considered**

None.

4. **Analysis**

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below. A summary of the State Environmental Policy Act (SEPA) review of this amendment is located at the end of this section.

A. General Decision Criteria (KCC 21.08.070.A)

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

1. *How 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 or applicable development regulations;*

Staff Analysis: Policy and regulatory barriers were identified by the Kingston UVC Workgroup that diminish the ability to achieve the existing vision for development and planned growth in the UVC zone.

2. *How 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 or development regulations; and*

Staff Analysis: Policy and regulatory barriers were identified by the Kingston UVC Workgroup that diminish the ability to achieve the existing vision for development and planned growth in the UVC zone.

3. *How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.*

Staff Analysis: Not applicable – this is not a redesignation request.

B. Additional Decision Criteria (KCC 21.08.070.B)

In addition to the findings and conclusions above, for each proposed text amendment, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions 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;*

Staff Analysis: The proposed amendment to the 2016 Comprehensive Plan and Kingston Subarea Plan is consistent with and support the following plan elements:

- Kingston Policy 47 encourages the review of mixed-use standards for the UVC zone and directs it to be amended as necessary.
- Kingston Policy 48 encourages increasing the density allowance in the UVC zone.
- Transportation Goal 5 encourages the use of incentive-based parking programs when opportunities for people to make choices among alternative modes of travel with an emphasis on moving people rather than vehicles and maximize opportunities for non-motorized travel.

The proposed amendment is needed to maintain consistency between the Kitsap County Code and 2016 Comprehensive Plan and Kingston Subarea Plan.

2. *Whether the proposed amendment to the plan and/or regulation(s) will more closely reflect the goals, objectives and policies of the Comprehensive Plan and reflect the local circumstances of the county;*

Staff Analysis: The proposed amendment addresses policy and regulatory barriers identified by the Kingston UVC Workgroup to achieve the vision for development

and planned growth in the UVC zone. The proposed amendment to the 2016 Comprehensive Plan more closely aligns with the purpose statement of the Kingston UVC zone, which is:

- To foster a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips.
- To provide for a compatible mix of single-family, multifamily housing and neighborhood commercial businesses and services, with an emphasis on promoting multi-story structures with commercial uses generally located on the lower floors and residential housing generally located on upper floors.
- To promote a compact growth pattern to efficiently use developable land within UGAs, to enable the cost-effective extension of utilities, services and streets, to enable frequent and efficient transit service, and to help sustain neighborhood businesses.
- To foster the development of mixed use areas that are arranged, scaled and designed to be compatible with surrounding land.

The proposed amendment will also ensure consistency between the Kitsap County Code and 2016 Comprehensive Plan.

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

Staff Analysis: The proposed amendment is consistent with the [Kitsap County-wide Planning Policies](#) (CPPs; adopted on 5/11/2015 by Kitsap County Ordinance 522-2015). The proposed amendment is consistent with Element B, F, H of the CPPs, including:

- Higher density residential development within walking or bicycling distance of jobs, transit, schools and parks;
- Promotion of in-fill or redevelopment of existing urban areas;
- Encourage development that reflects unique local qualities and provides an economic benefit to the community;
- The County shall actively seek opportunities to share facilities, expertise, and transportation resources, such as multiple use park & ride/parking lots or shared traffic signal maintenance responsibility.
- The County shall provide both infra-structure and policy incentives to increase the use of non-single occupancy vehicle modes of travel.

4. *Whether the proposed amendment complies with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies or agreements; and*

Staff Analysis: The proposed amendment will ensure implementation of the community's vision for development and planned growth in the Kingston UVC zone

and is consistent with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies and agreements.

5. *An explanation of why language should be added to the Comprehensive Plan or why existing language should be modified or deleted.*

Staff Analysis: The proposed amendment should be added to the 2016 Comprehensive Plan and Kingston Subarea Plan for the following reasons:

- Kingston Policy 47 encourages the review of mixed use standards for the UVC zone and directs it to be amended as necessary.
- Kingston Policy 48 encourages an increase in the density allowance for the UVC zone.
- Transportation Goal 5 encourages the use of parking incentives to provide opportunities for people to make choices among alternative modes of travel with an emphasis on moving people rather than vehicles and maximize opportunities for non-motorized travel.
- The proposed amendment includes updates to the Kitsap County Code to maintain consistency with the 2016 Comprehensive Plan and Kingston Subarea Plan.

C. State Environmental Policy Act (SEPA)

The Kitsap County SEPA official issued a SEPA threshold determination of non-significance (DNS; Attachment B1) for this amendment after having reviewed the SEPA environmental checklists prepared for this amendment (Attachment B2) and all of the other proposed Comprehensive Plan amendments. The SEPA official's review found that this amendment is not related to or dependent on any of the other amendments and therefore an independent SEPA threshold determination was made regarding this amendment.

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper (6/29/2018);
- Mailed to property owners within 800 feet of the Kingston Urban Village Center (UVC) zone; and
- Integrated with other public announcements described in Section 5 below.

The SEPA threshold determination and environmental checklist was also distributed to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal.

The SEPA comment period will run concurrently with the public comment period for the proposed amendment as described in Section 5 below.

5. Public Involvement and Outreach

Kitsap County's public involvement and outreach in support of this amendment has exceeded the requirements of the Growth Management Act (RCW 36.70A) and Kitsap County Code (KCC 21.08).

Public involvement and outreach in support of this amendment has included the following:

- An [Online Open House](#) with information about previous, current, and upcoming phases of the 2018 amendment process.
- A public comment period (11/27/2017 – 12/15/2017) and a public hearing by the Kitsap County Board of Commissioners (12/11/2017) while setting the initial docket of amendments. Based on public comments, the Board of Commissioners added a review of affordable housing policies (i.e. the subject of this amendment) to the docket of amendments. Notifications and announcements regarding this comment period and public hearing included the following:
 - Legal notice published in the Kitsap Sun newspaper (11/27/2017);
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.
- Legal notice announcing the docket of amendments was published in the Kitsap Sun newspaper (1/8/2018).
- Presentations to various Kitsap County advisory groups and community groups.
- The proposed amendment was developed by the Kingston UVC Workgroup, an appointed citizen group supported by Kitsap County planning staff.

Comment Period and Public Hearing

A new comment period regarding the proposed amendment (Attachment A), this staff report, and the SEPA determination (Attachment B1) will run through Tuesday, August 7, 2018.

- During this public comment period, the public may learn more about this and other amendments by:
 - Visiting an [Online Open House](http://tinyurl.com/kitsap2018cpa) (<http://tinyurl.com/kitsap2018cpa>);
 - Attending one of the following Open Houses:
 - July 10, 2018 (5:30-7:30 PM) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)
 - July 11, 2018 (5:30-7:30 PM) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
 - July 12, 2018 (5:30-7:30 PM) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)
 - Attending applicable Planning Commission meetings; or
 - Contacting the staff listed in Section 6 below.

- To be included in the official record, written comments must be submitted to the Department of Community Development before 11:59 PM on Tuesday, August 7, 2018 using one of the following methods:
 - Entered [online via computer or mobile device](#);
 - 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; or
 - Dropped off at one of the open houses listed above.
- Oral and written testimony may also be made to the Kitsap County Planning Commission at the following public hearings in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard):
 - 7/17/2018 (5:30 PM); and
 - 7/31/2018 (5:30 PM).
- Notifications and announcements regarding this comment period and public hearing include the following:
 - Legal notice published in the Kitsap Sun newspaper;
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com;
 - Notice signs posted on site-specific amendment properties;
 - Notices mailed to property owners near site-specific amendments and other geographically specific amendments; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.

Additional public involvement and outreach will occur in October through December when the Kitsap County Board of Commissioners will be considering the amendments.

6. Staff Contact

Report prepared by:



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Report approved by:



Jim Bolger, Assistant Director
Department of Community Development

7. Attachments

- A. Proposed Amendment
- B. State Environmental Policy Act (SEPA)
 - 1. SEPA Determination
 - 2. SEPA Checklist
- C. Maps
 - 1. Vicinity
 - 2. Aerial Photo
 - 3A. Critical Areas
 - 3B. Critical Aquifer Recharge Areas
 - 4. Current Land Use Designation
 - 5. Current Zoning Classification
 - Map Legends

1 **Amendment #1: Mixed-Use Requirement (CP)**

2
3 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
4 91, is amended as follows:

5
6 Kingston Policy 6. ~~Reserved. Encourage compact residential development in the downtown core
7 as defined by Urban Village Center and other relative commercial zones.~~

8
9 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
10 96, adopted by Ordinance 543 (2016), is amended as follows:

11
12 Kingston Policy 53. Encourage a mix of urban residential, mixed-use, and commercial
13 development in the downtown core as defined by the boundaries of the Urban Village Center
14 and other commercial zones.

15
16
17 **Amendment #2: Mixed-Use Requirement (KCC)**

18
19 Kitsap County Code Section 17.420.054 'Commercial, industrial, and parks zones density and
20 dimensions table', Urban Village Center zone maximum lot coverage, last amended by Ordinance
21 550 (2018), is amended as follows:

22
23 Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000
24 square feet. ~~Total gross floor area devoted to residential use in any project shall not exceed 2/3~~
25 ~~of the total proposed gross floor area. (24)~~

26
27
28 **Amendment #3: Parking Incentives (CP)**

29
30 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
31 95, adopted by Ordinance 543 (2016), is amended as follows:

32
33 Kingston Policy 42. As feasible, implement incentive-based parking programs within the Urban
34 Village Center Zone, such as transit-oriented development, off-site parking, shared-use parking
35 and on-street parking. On-street parking incentives should be limited to short-term customer
36 parking close to or adjacent to the commercial development.

37
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39 **Amendment #4: Completed Subarea Policies (CP)**

40
41 The Kitsap County Comprehensive Plan, Chapter 8 (Subarea Plans), Kingston Subarea Plan, page 8-
42 96, adopted by Ordinance 543 (2016), is amended as follows:

43
44 Kingston Policy 47. ~~Reserved. Review mixed use standards for Urban Village Center and amend~~
45 ~~as necessary.~~

46
47 Kingston Policy 48. ~~Reserved. Increase residential density allowance in Urban Village Center.~~

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Amendment #5: UVC Maximum Density (CP)

The Kitsap County Comprehensive Plan, Chapter 11 (Appendices), Urban Village Center zone maximum density, page 11-147, adopted by Ordinance 534 (2016), is amended as follows:

~~Up to 18 dwelling units/acre~~
Min: 10
Max: NA

Amendment #6: UVC Maximum Density (KCC)

Kitsap County Code Section 17.260.010.B ‘Purpose’, last amended by Ordinance 534 (2016), is amended as follows:

Specific Purposes for the Urban Village Center (UVC) Zone. This zone provides for a compatible mix of small-scale commercial uses and mixed-density housing, typically in multi-story buildings. Development within the zone should promote neighborhood identity, by providing a range of commercial retail and service opportunities in close proximity to housing. The UVC zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Accordingly, commercial and residential uses may be mixed either vertically or horizontally in the UVC zone, though the more common configuration locates commercial uses on the lower floors of multi-story structures, with residential units located above. ~~Residential densities within this zone may not exceed eighteen units per net acre.~~ Development within the UVC zone must occur in a manner that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking the development in the UVC zone to surrounding residential neighborhoods, open spaces, recreational areas, and transportation corridors.

Amendment #7: UVC Maximum Density (KCC)

Kitsap County Code Section 17.420.054 ‘Commercial, industrial, and parks zones density and dimensions table’, Urban Village Center zone maximum density, last amended by Ordinance 550 (2018), is amended as follows:

~~18~~ NA

Amendment #8: UVC Mixed-Use Footnote (KCC)

Kitsap County Code Section 17.420.060 ‘Footnotes for tables’, Subsection 24, last amended by Ordinance 550 (2018), is amended as follows:

- 1
 - 2
 - 3
24. Reserved. ~~An individual structure intended for future mixed commercial and residential uses may initially be used exclusively for residential use if designed and constructed for eventual conversion to mixed commercial and residential use once the urban village center matures.~~

Placeholder For:
SEPA Determination

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. **Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

2018 Kitsap County Comprehensive Plan Kingston Urban Village Center Amendment (a non-project action)

2. Name of applicant: [\[help\]](#)

Kitsap County Department of Community Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

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Peter Best, Senior Planner

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360-337-5777

614 Division St – MS36

Port Orchard, WA 98366

4. Date checklist prepared: [\[help\]](#)

June 20, 2018

5. Agency requesting checklist: [\[help\]](#)

Kitsap County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Amendment is expected to be adopted in December 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The Kitsap County Comprehensive Plan, including the Kingston Subarea Plan, and the Kitsap County Code is subject to continuous review and may be amended in future years. It is anticipated that additional amendments to the Kitsap County Code regarding the Urban Village Zone may be proposed in the future. Any future amendments to the Kitsap County Code will be consistent with and facilitate implementation of the goals and policies in the Kingston Subarea Plan and will be subject to applicable environmental review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Not applicable for this non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This amendment will need to be adopted by Kitsap County ordinance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposed non-project action includes the following amendments to:

- Kingston Subarea Plan in Chapter 8 of the 2016 Kitsap County Comprehensive Plan
 - Remove the mixed-use requirement in the Urban Village Center (UVC) zone
 - Clarify incentive-based parking programs
 - Remove completed Subarea Plan policies
- Appendix B in Chapter 11 of the 2016 Kitsap County Comprehensive Plan
 - Revise the allowed density in the UVC zone
- Kitsap County Code
 - Update Chapter 17.260 (Urban Village Center), Section 010.B. (Purpose) to revise the allowed density in the UVC zone
 - Update Chapter 17.420 (Density, Dimensions, and Design), Section 060 (Footnotes for tables) to revise the allowed density and remove the mixed-use requirement in the UVC zone

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

This is a non-project action that affects the Urban Village Center (UVC) zone in Kingston, WA. The UVC zone contains approximately 44.72 acres and is located in unincorporated Kitsap County adjacent to the Port of Kingston and the Washington State ferry terminal in the Kingston Urban Growth Area (see Map 1 – Vicinity below).



Map 1 - Vicinity Kingston UVC Zone



B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Not applicable for this non-project action

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Not applicable for this non-project action

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Not applicable for this non-project action

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable for this non-project action

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Marine waters include Appletree Cove and Puget Sound. A non-fish bearing stream is piped under the UVC zone. No wetlands are currently mapped by Kitsap County in the UVC zone.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable for this non-project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable for this non-project action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable for this non-project action

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable for this non-project action

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not applicable for this non-project action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

various deciduous tree: alder, maple, aspen, other
 various evergreen tree: fir, cedar, pine, other
 various shrubs
 x grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable for this non-project action

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Unknown.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Chinook Salmon, Steelhead Trout, Southern Resident Killer Whale.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable for this non-project action

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Not applicable for this non-project action

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable for this non-project action

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- 1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

Not applicable for this non-project action

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Not applicable for this non-project action

- 4) Describe special emergency services that might be required. [\[help\]](#)

Not applicable for this non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Not applicable for this non-project action. Future development may generate noise from traffic, construction, and operations.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The UVC zone includes a mix of commercial and residential uses. The proposed amendment will not affect current land uses in or adjacent to the UVC zone.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Not applicable for this non-project action

- c. Describe any structures on the site. [\[help\]](#)

The UVC zone contains a mix of one, two and three story residential and commercial structures.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

This non-project action will not demolish existing structures but is expected to stimulate development within the UVC zone consistent with the existing vision and planned growth for the area in the Kitsap County Comprehensive Plan, including the Kinston Subarea Plan. Existing structures may be demolished in the future when parcels are redeveloped, which would be subject to applicable permitting and environmental review.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site has an Urban Village Center (UVC) zoning classification. This non-project action will not change the zoning classification. The general purpose of the zone is:

1. To foster a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips.
2. To provide for a compatible mix of single-family, multifamily housing and neighborhood commercial businesses and services, with an emphasis on promoting multi-story structures with commercial uses generally located on the lower floors and residential housing generally located on upper floors.
3. To promote a compact growth pattern to efficiently use developable land within UGAs, to enable the cost-effective extension of utilities, services and streets, to enable frequent and efficient transit service, and to help sustain neighborhood businesses.

4. To foster the development of mixed use areas that are arranged, scaled and designed to be compatible with surrounding land.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

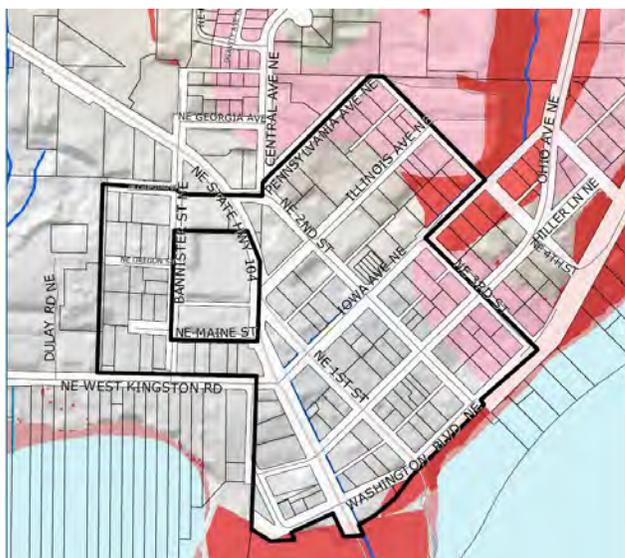
The site has an Urban Low-Intensity Commercial comprehensive plan land use designation. This amendment will not change the land use designation.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The UVC zone does not extend down to the ordinary high water mark, but small portions of the UVC zone are covered by High Intensity, Shoreline Residential, and Urban Conservancy shoreline designations.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The northeast portion of the UVC zone contains high (red areas in map) and moderate (pink areas in map) geologically hazardous areas.



i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

This non-project action is expected to stimulate development within the UVC zone consistent with the existing vision and planned growth for the area in the Kitsap County Comprehensive Plan, including the Kingston Subarea Plan.

j. Approximately how many people would the completed project displace? [\[help\]](#)

This non-project action is expected to increase residential and commercial capacity within the UVC zone and is not expected to cause general displacement. Limited or temporary displacement may occur in the future when parcels are redeveloped.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Not applicable for this non-project action. The proposed amendment addresses policy and regulatory barriers to achieving the existing vision for development and planned growth for the Kingston UVC zone in the Kitsap County Comprehensive Plan, including the Kingston Subarea Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable for this non-project action

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This non-project action is expected to stimulate new housing development within the UVC zone consistent with the planned growth for the area envisioned in the Kitsap County Comprehensive plan, including the Kingston Subarea Plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This non-project action is expected to stimulate new housing development within the UVC zone consistent with the planned growth for the area envisioned in the Kitsap County Comprehensive plan, including the Kingston Subarea Plan.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable for this non-project action. This non-project action is expected to stimulate new housing development within UVC zone consistent with the planned growth area envisioned in the Kitsap County Comprehensive Plan, including the Kingston Subarea Plan. Any future development will be subject to applicable permitting and environmental review.

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable for this non-project action. This non-project action will not change existing requirements in Kitsap County Code regarding building height and exterior materials.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable for this non-project action. This non-project action will not change existing requirements in Kitsap County Code regarding building height and exterior materials.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable for this non-project action. This non-project action will not change existing requirements in Kitsap County regarding light and glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable for this non-project action. This non-project action will not change existing requirements in Kitsap County regarding light and glare.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable for this non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The Village Green Park and Community Center, Kola Kole Park, Washington Boulevard Park, and the Port of Kingston (park, marina, boat ramp) are in or adjacent to the UVC zone.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable for this non-project action. This non-project action will not affect existing recreational opportunities in the UVC zone or the vicinity.

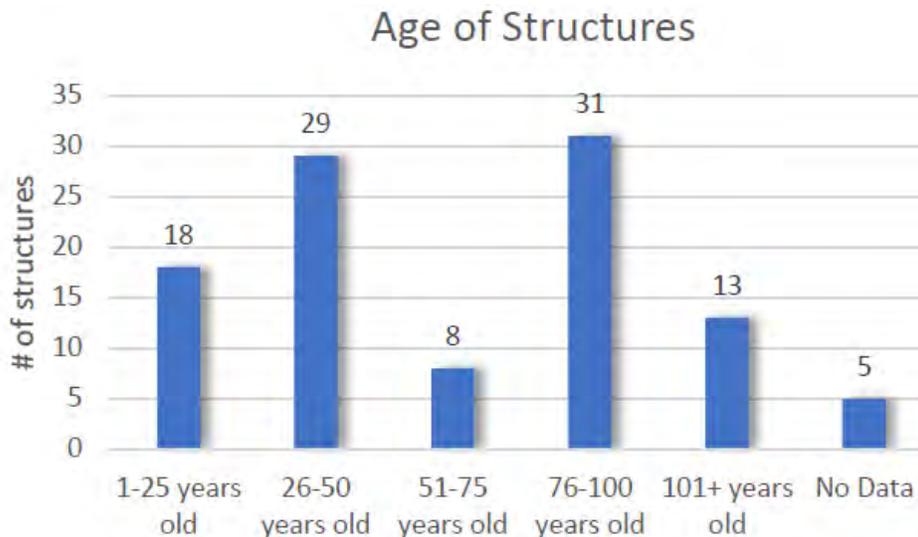
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

13. *Historic and cultural preservation* [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Unknown. A distribution of existing structure age is shown below.



- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Unknown

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Not applicable for this non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The entire UVC zone is accessed by public streets and highways.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The UVC zone is located adjacent to the Washington State ferry terminal. Kitsap Transit provides routed and non-routed bus service to the UVC zone and is expected to begin passenger-only fast ferry service later in 2018 from the adjacent Port of Kingston to downtown Seattle.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable for this non-project action. This non-project action encourages the development of parking incentives, but does not change existing requirements in Kitsap County Code regarding parking. Any future proposals to modify parking requirements in Kitsap County Code will be subject to applicable environmental review.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

This non-project action is expected to stimulate development within the UVC zone consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable permitting and environmental review of any development projects.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The UVC zone is located adjacent to a Washington State ferry terminal and the future terminal for the Kitsap Transit passenger-only fast ferry service.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

This non-project action is expected to stimulate development within the UVC zone consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable permitting and environmental review of any future development projects.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable for this non-project action. This non-project action is expected to stimulate development within the UVC zone consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable permitting and environmental review of any future development projects.

15. **Public Services** [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The proposed amendment to the Comprehensive Plan policy related to parking incentives has the potential to increase demand on public transit over time. This non-project action is expected to stimulate development within the UVC zone consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not increase demand on other public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable for this non-project action. This non-project action is expected to stimulate development within the UVC zone consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable permitting and environmental review of future development projects.

16. **Utilities** [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable for this non-project action. This non-project action is expected to stimulate development within the UVC zone consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable permitting and environmental review of future development projects.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: Peter Best

Position and Agency/Organization: Senior Planner, Kitsap County Department of Community Development

Date Submitted: 6/20/18

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action is not likely to increase discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

None. Any future development will be subject to applicable permitting and environmental review.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action is not likely to affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None. Any future development will be subject to applicable permitting and environmental review.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action is not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None. Any future development will be subject to applicable permitting and environmental review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action is not likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None. Any future development will be subject to applicable permitting and environmental review.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action is not likely to affect land and shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None. Any future development will be subject to applicable permitting and environmental review.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendment to the Comprehensive Plan policy related to parking incentives has the potential to increase demand on public transit over time. The combination of removing the mixed-use requirement and revising allowed density is expected to stimulate development within the UVC zone consistent with the assumptions used for the County's 20-year land capacity analysis and Capital Facilities Plan for the Kingston Urban Growth Area. Based on the proposed amendment, increased demand on other public services are not anticipated.

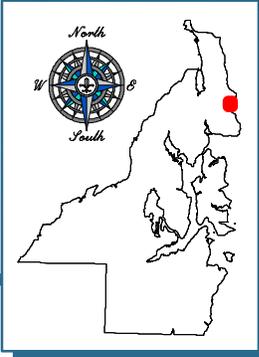
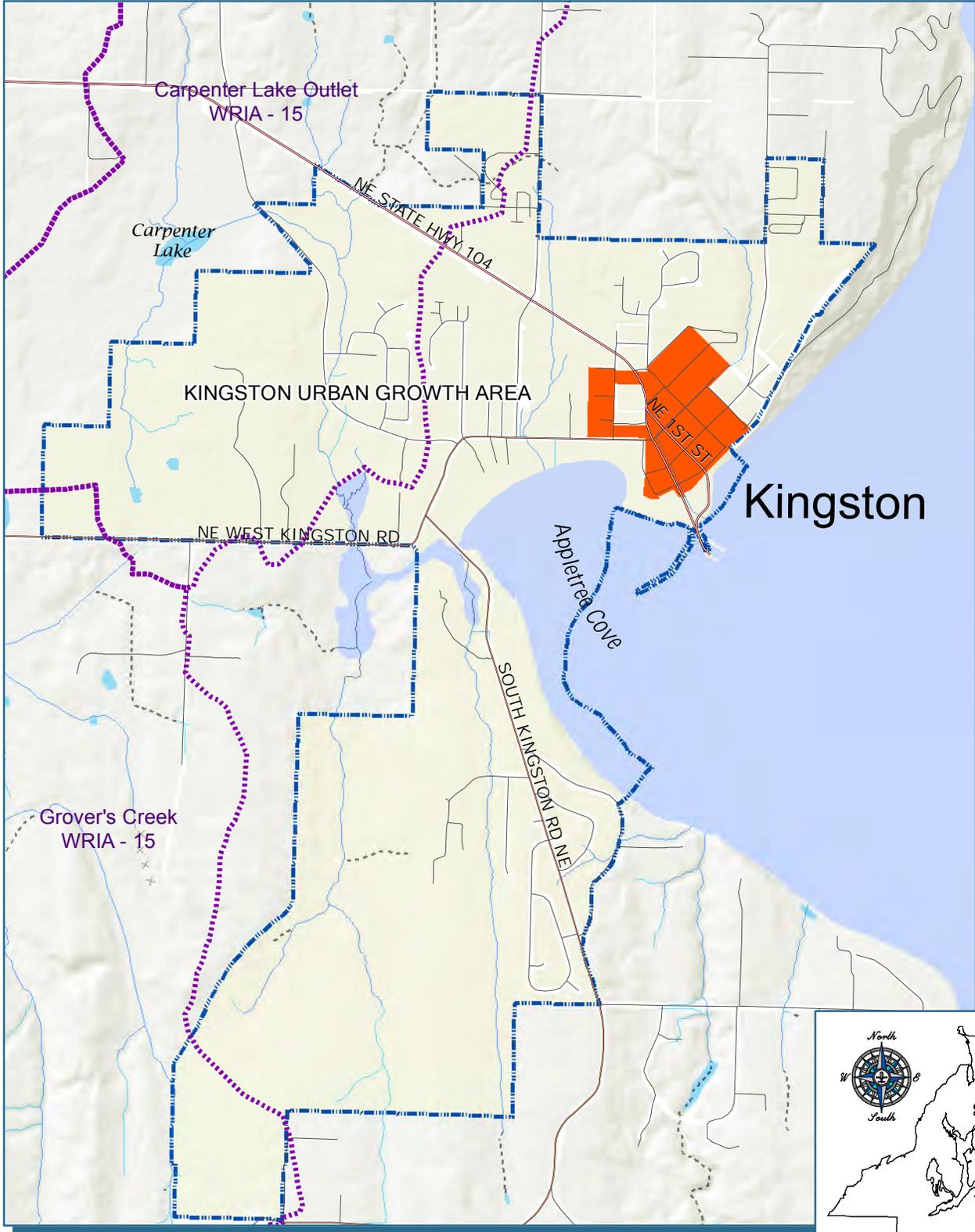
Proposed measures to reduce or respond to such demand(s) are:

None. Any future development will be subject to applicable permitting and environmental review.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

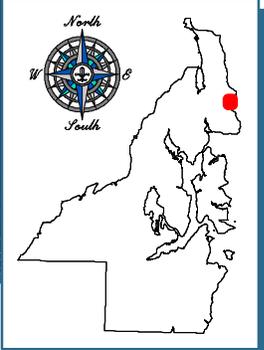
This non-project action does not conflict with local, state, or federal laws or requirements for the protection of the environment.

 Map 1 - Vicinity
Kingston UVC Zone



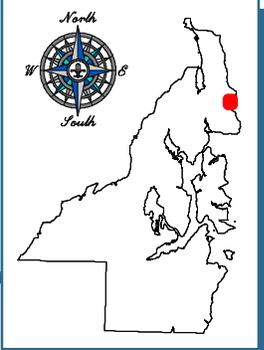
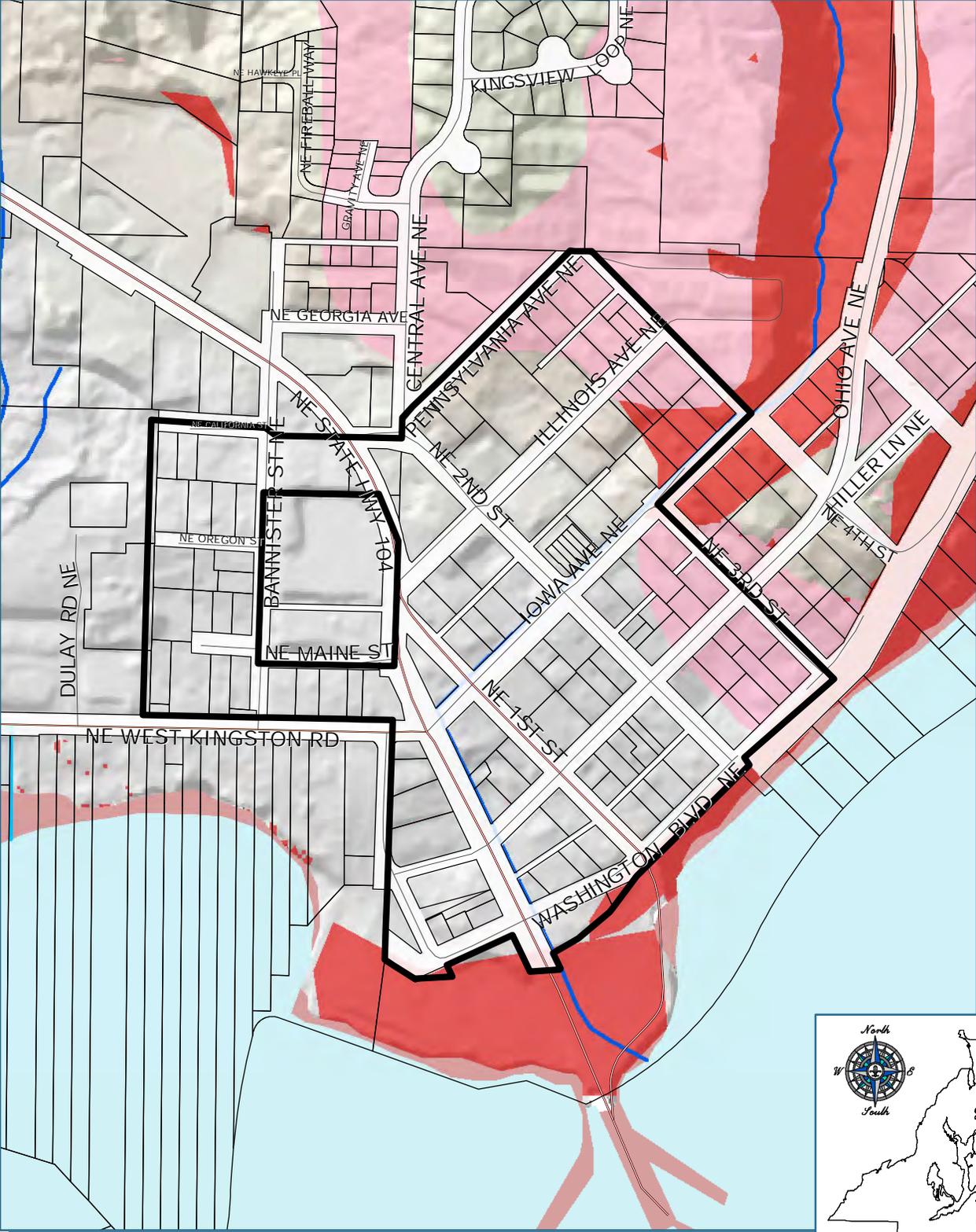


Map 2 - Aerial Photo (2015) Kingston UVC Zone

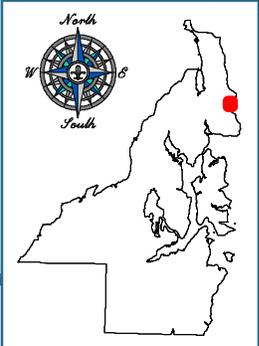
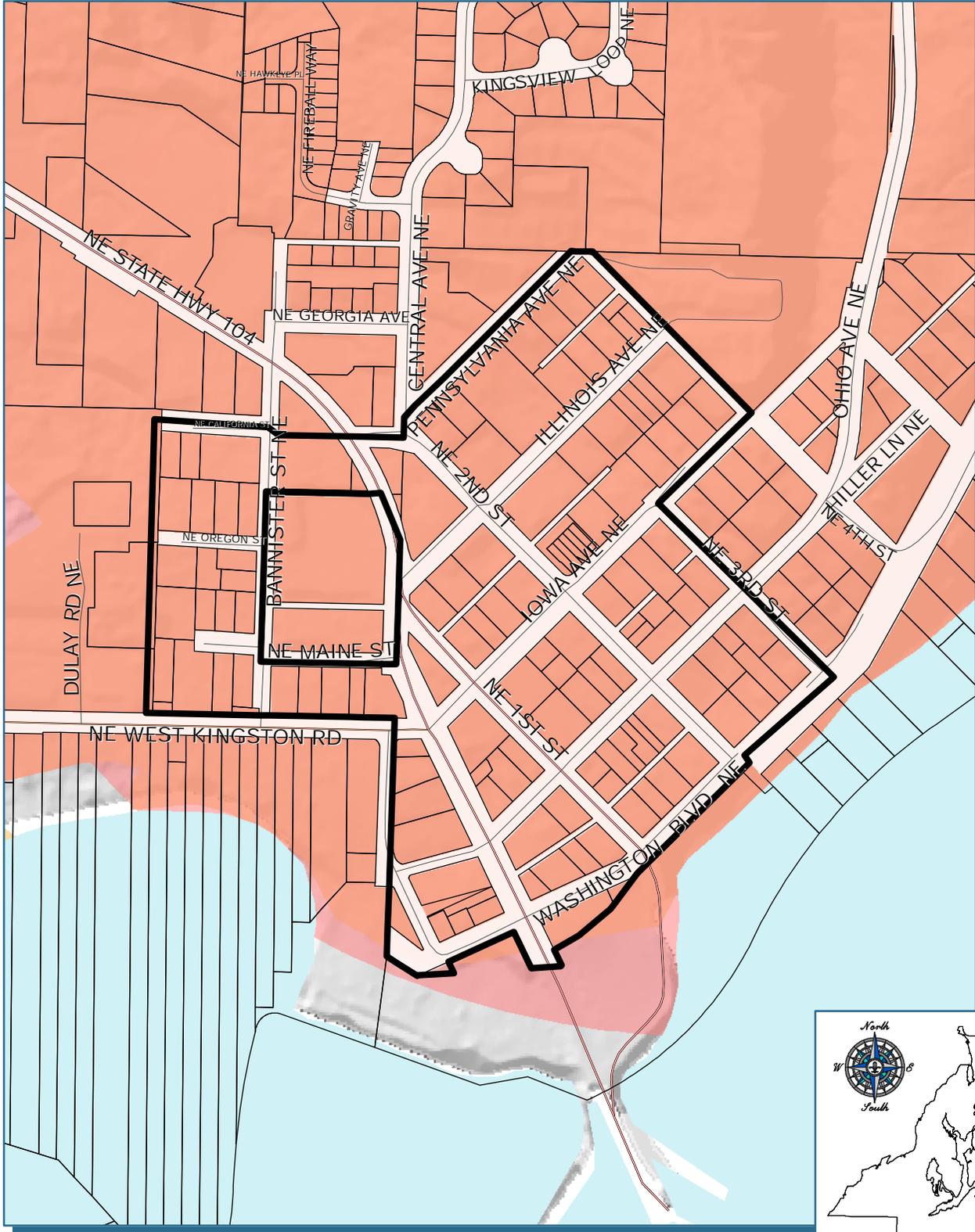




Map 3A - Critical Areas Kingston UVC Zone

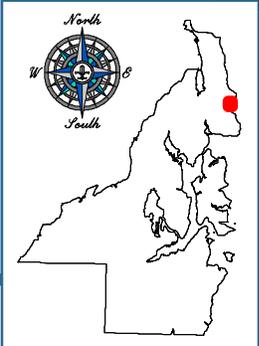
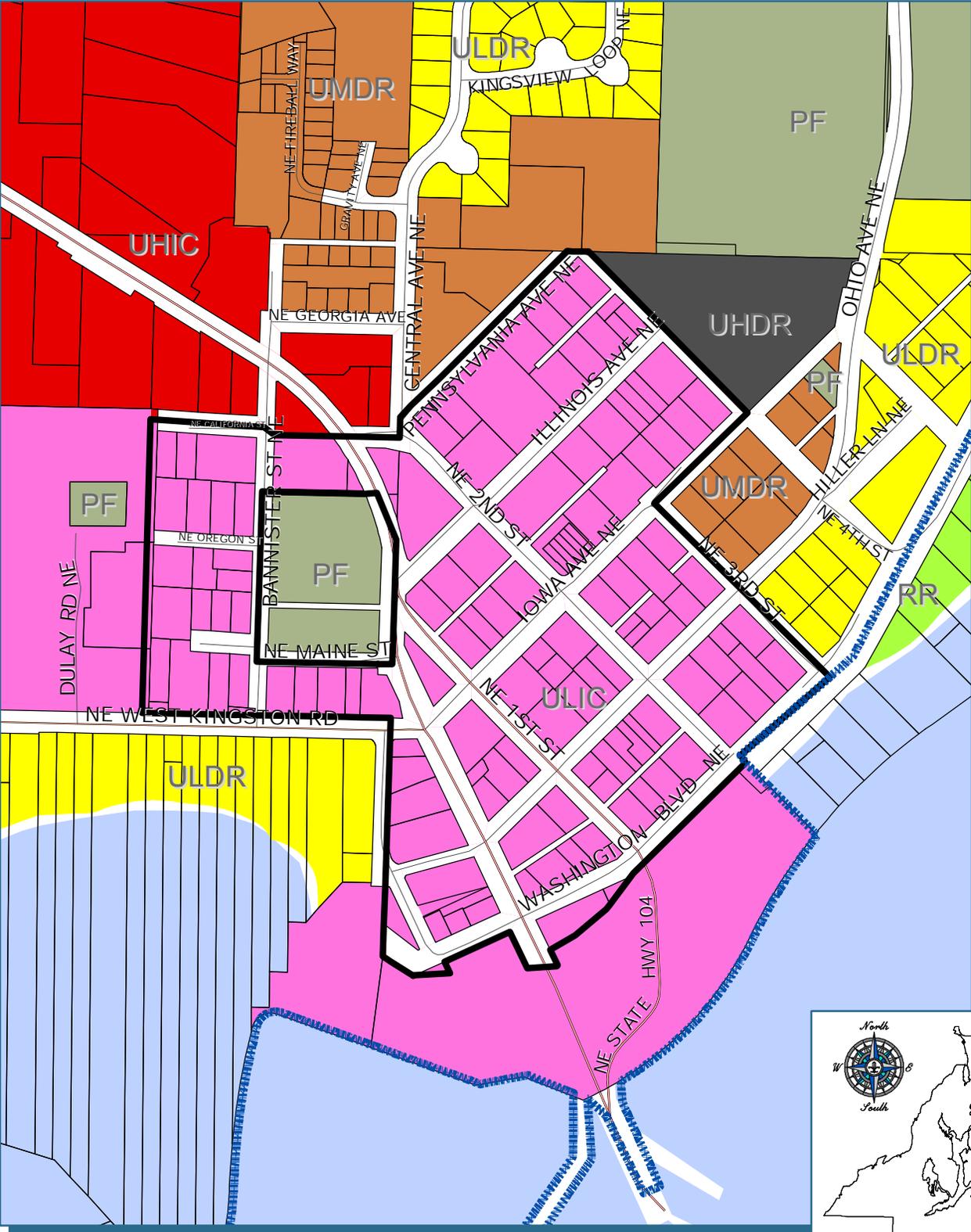


 **Map 3B - Critical Aquifer Recharge Areas
Kingston UVC Zone**



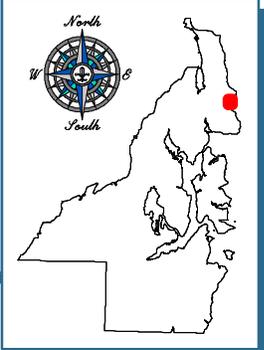
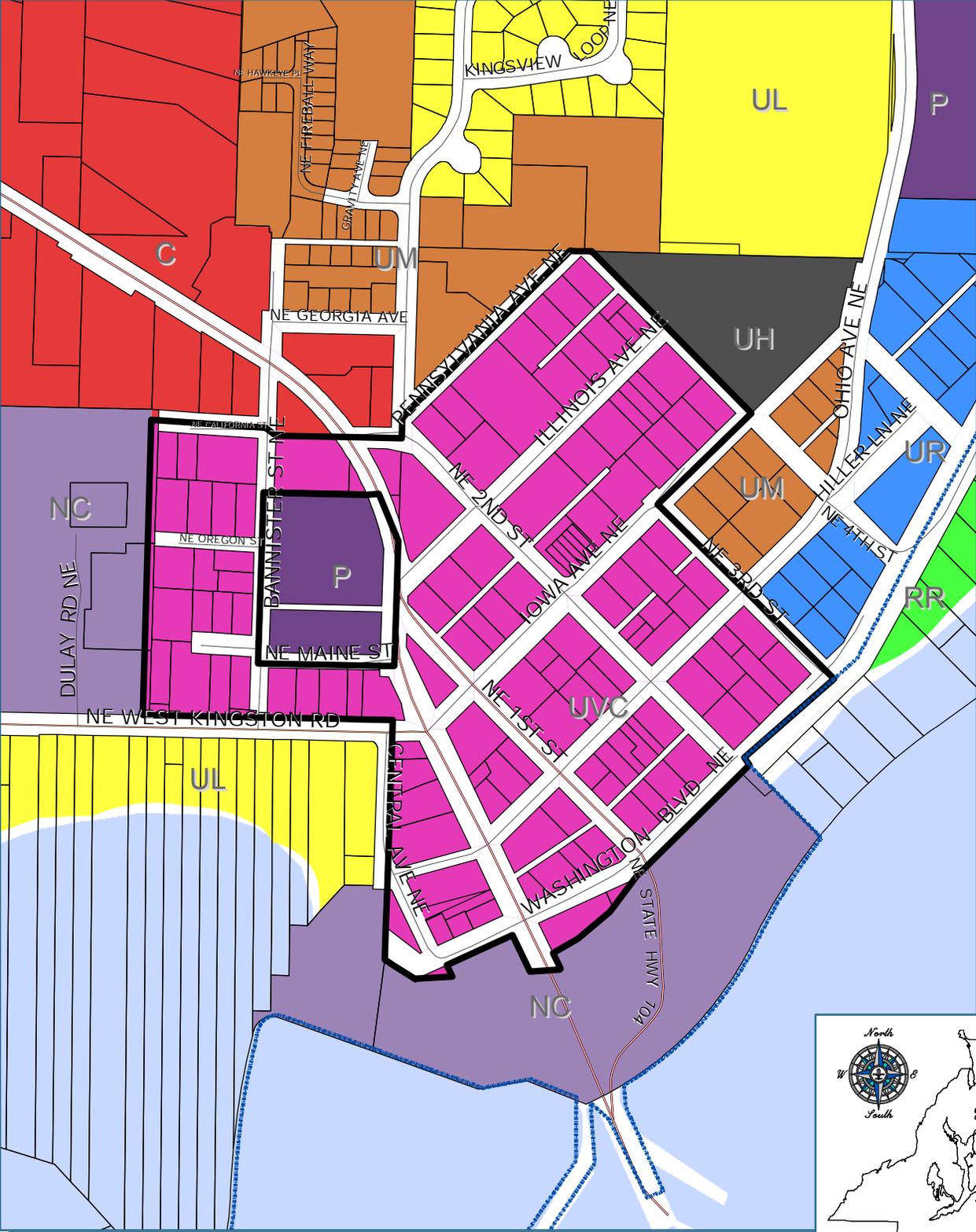


Map 4 - Current Land Use Designation Map Kingston UVC Zone





Map 5 - Current Zoning Classification Map Kingston UVC Zone

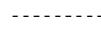


Legend for Maps 1 - 3

Waterbodies (defined in WAC 222-16-030)

-  Greater Puget Sound Hydrology
-  Bay or estuary
-  Lake, Pond, Reservoir, Gravel pit or quarry filled with water
-  Marsh, wetland, swamp, bog

Fish Habitat Water Type Code

-  (S) Designated Shoreline of the State
-  (F) Fish Habitat
-  (N) Non-fish Habitat
-  (U) Unknown, unmodeled hydrographic feature
-  No Channel found

-  Potential Wetlands

FEMA Flood Hazard Zone

-  High Risk - Coastal Area Zones
-  High Risk Areas Zones

Geohazards

-  High Hazard Area
-  Moderate Hazard Area

Critical Aquifer Recharge Areas

-  Category I
Critical aquifer recharge areas are those areas where the potential for certain land use activities to adversely affect groundwater is high.
-  Category II
Critical aquifer recharge areas are areas that provide recharge effects to aquifers that are current or potentially will become potable water supplies and are vulnerable to contamination based on the type of land use activity.

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

-  Subject Parcel(s)
-  Tax Parcels

-  Major Watershed Boundary

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

Legend for Map 4

Comprehensive Plan Designations

RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial

-  RI - Rural Industrial

URBAN

-  UI - Urban Industrial
-  UHIC - Urban High-Intensity Commercial/Mixed Use
-  ULIC - Urban Low-Intensity Commercial/Mixed Use
-  ULDR - Urban Low-Density Residential
-  UMDR - Urban Medium-Density Residential
-  UHDR - Urban High-Density Residential
-  UTA - Poulsbo Urban Transition Area

LAMIRD

-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

-
-  Subject Parcel(s)

-  Tax Parcels

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Legend for Map 5

RURAL

-  FRL - Forest Resource Lands (1 DU/40 Ac)
-  RP - Rural Protection (1 DU/10 Ac)
-  RR - Rural Residential (1 DU/5 Ac)
-  RW - Rural Wooded (1 DU/20 Ac)
-  MRO - Mineral Resource Overlay

COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
-  NC - Neighborhood Commercial (10-30 DU/Ac)
-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center

URBAN

-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
-  UR - Urban Restricted (1-5 DU/Ac)
-  UH - Urban High Residential (19-30 DU/Ac)
-  UL - Urban Low Residential (5-9 DU/Ac)
-  UM - Urban Medium Residential (10-18 DU/Ac)
-  UVC - Urban Village Center (up to 18 DU/Ac)

KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
-  KVR - Keyport Village Residential

MANCHESTER VILLAGE

-  MVC - Manchester Village Commercial
-  MVLR - Manchester Village Low Residential
-  MVR - Manchester Village Residential

RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront

SUQUAMISH VILLAGE

-  SVC - Suquamish Village Commercial
-  SVLR - Suquamish Village Low Residential
-  SVR - Suquamish Village Residential

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology

CITY OF POULSBO

-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area

-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Notice: Comprehensive Plan Amendment, SEPA Determination, & Public Comment/Hearing

Dear Property Owner or Resident:

This is to notify you that a proposed amendment to the Kitsap County Comprehensive Plan may potentially affect your property. Other proposed amendments may also be of interest to you. Staff reports and State Environmental Policy Act (SEPA) determinations regarding these amendments are available for your consideration. A public comment period is now open on the amendments and SEPA determinations. The Kitsap County Planning Commission will also hold two public hearings to receive public testimony before making recommendations regarding these amendments.

Amendment in Your Area

Topic: Kingston UVC zone

Location: Downtown Kingston (see staff report for map)

Proposal: Remove mix-use requirement, clarify incentive-based parking programs, remove completed subarea policies, revise allowed density

Topics of Other Amendments

George's Corner LAMIRD; Kitsap County Non-Motorized Facilities Plan; Kitsap County Parks, Recreation, & Open Space Plan; public facilities and parks mapping; affordable housing strategies; clarifying text and mapping edits

Open Houses - Learn more about the proposed amendments. Your County Commissioner will be attending the open house in your district.

NK: July 10, 2018 (5:30-7:30 pm) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)

SK: July 11, 2018 (5:30-7:30 pm) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)

CK: July 12, 2018 (5:30-7:30 pm) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)

Online Open House: <http://tinyurl.com/kitsap2018cpa>

Public Comment Period – Closes 11:59 pm August 7, 2018

You are encouraged to comment. Comments may be submitted via the Online Open House, emailed (CompPlan@co.kitsap.wa.us), mailed to or dropped off at our office, or submitted during an open house or public hearing.

Public Hearing before the Planning Commission

When: 5:30 pm on July 17, 2018 & 5:30 pm on July 31, 2018

Where: Kitsap County Administration Building
Commissioner's Chambers (3rd Floor)
619 Division Street, Port Orchard, WA 98366

Visit the Online Open House to also learn what has already happened during this process and subscribe to future digital notifications.

Contact staff at (360) 337-5777 or CompPlan@co.kitsap.wa.us

Kitsap County
Department of Community Development
614 Division St. MS – 36
Port Orchard, WA 98366

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