



Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 George’s Corner LAMIRD Boundary Adjustment

Report Date	7/16/2018
Hearing Date	7/17/2018 and 7/31/2018
Amendment Type	County-sponsored Amendment
Description	This amendment includes the following changes: <ul style="list-style-type: none"> • Adjust the SE boundary of the LAMIRD to better align with platted parcel lines and critical areas; and • Redesignate & rezone portions of two split-zoned parcels.
Geographic Area Affected	George’s Corner Limited Area of More Intensive Rural Development (LAMIRD)
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 and material 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)]. Additionally, the Growth Management Act [WAC 365-196-425(6)(c)(i)(E)] allows the County to consider amendments to LAMIRD outer boundaries.

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 includes the following changes:

1. Kitsap County Comprehensive Plan Land Use Map

- The approximately 0.87 acre portion of parcel 272702-2-047-2003 (Plat 7278, Lot D) that is currently within the George's Corner LAMIRD will be redesignated from LAMIRD - Type I to Rural Residential and the LAMIRD outer boundary will be moved to follow the northern property line as depicted in Attachment A – Map 5B.
- The approximately 0.88 acre portion of parcel 272702-2-046-2004 (Plat 7278, Lot C) that is currently outside of the George's Corner LAMIRD will be redesignated from Rural Residential and Rural Protection to LAMIRD – Type I and the LAMIRD outer boundary will be moved to follow the southern and eastern parcel boundaries as depicted in Attachment A – Map 5B.

2. Kitsap County Zoning Map

- The approximately 0.87 acre portion of parcel 272702-2-047-2003 (Plat 7278, Lot D) that is currently within the George's Corner LAMIRD will be rezoned from Neighborhood Commercial to Rural Residential as depicted in Attachment A – Map 4B.

- The approximately 0.88 acre portion of parcel 272702-2-046-2004 (Plat 7278, Lot C) that is currently outside of the George's Corner LAMIRD will be rezoned from Rural Residential and Rural Commercial to Neighborhood Commercial as depicted in Attachment A – Map 4B.

The Rural Residential designation and classification is intended to promote low-density residential development and agricultural activities that are consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services. [KCC 17.130]

The Rural Protection designation and classification is intended to promote low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical and natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas. [KCC 17.140]

The Neighborhood Commercial classification is intended to provide for the quick stop shopping needs of the immediate neighborhood in which they are located. These centers should be based upon demonstrated need and shall be sized in a manner compatible with a residential setting. [KCC 17.270]

Under the State Growth Management Act [WAC 365-196-425(6)(a)], LAMIRDs are intended to serve the following purposes:

- To recognize existing areas of more intense rural development and to minimize and contain these areas to prevent low density sprawl;
- To allow for small-scale commercial uses that rely on a rural location;
- To allow for small-scale economic development and employment consistent with rural character; and
- To allow for redevelopment of existing industrial areas within rural areas.

The LAMIRD - Type I designation is intended for isolated areas of existing more intense development. Within these areas, rural development consists of infill, development, or redevelopment of existing areas. These areas may include a variety of uses including commercial, industrial, residential, or mixed-use areas. These may be also characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments. [WAC 365-196-425(6)(c)(i)] George's Corner was characterized as a crossroads development when established in 2004.

The designation of LAMIRD outer boundaries, and any subsequent boundary changes, are governed by specific criteria in State law [WAC 365-196-425], which are analyzed in Section 4 below.

This amendment was requested by the Kitsap County Department of Community Development.

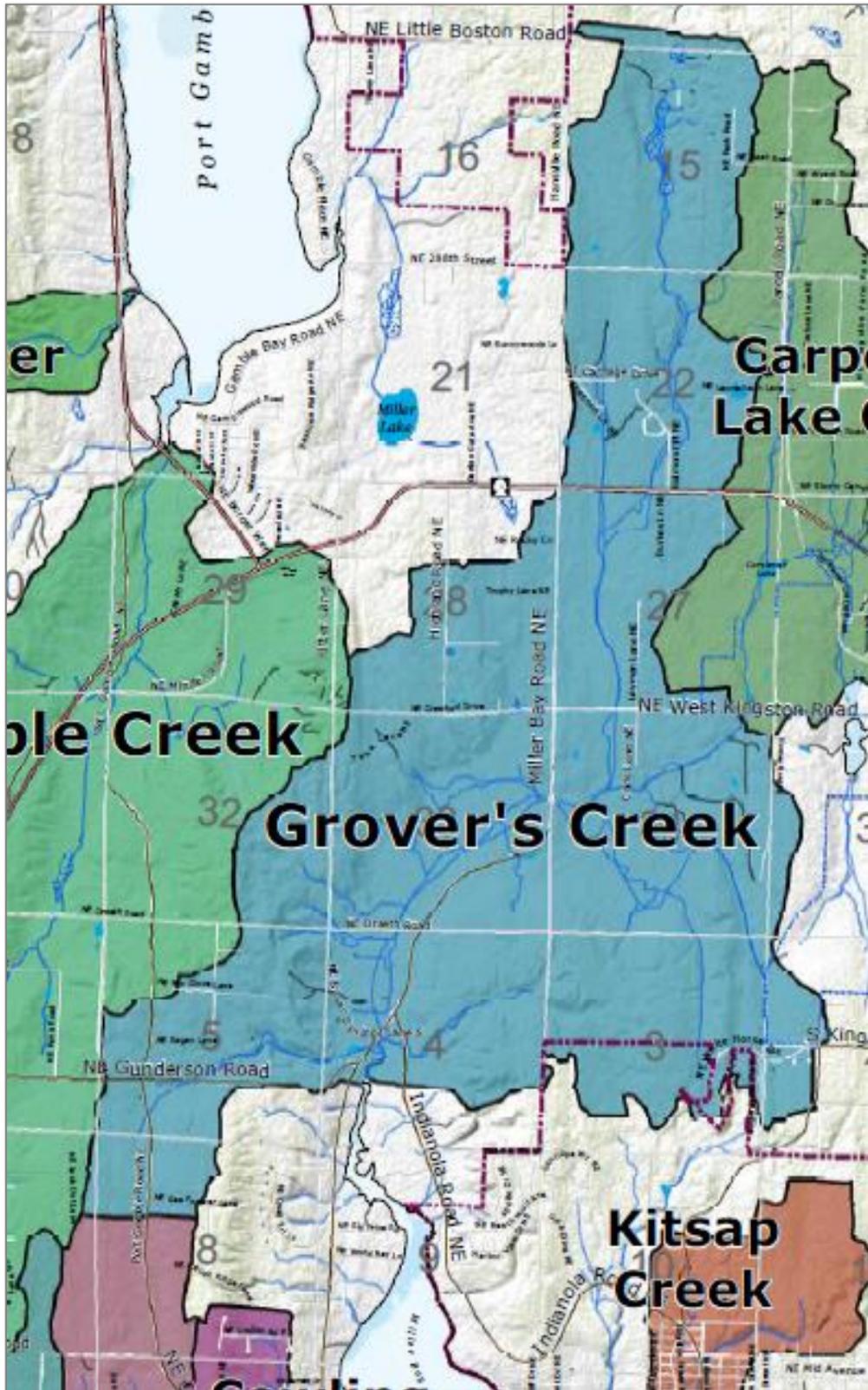
C. Geographic Description

This amendment affects the George's Corner LAMIRD outer boundary and two parcels in the vicinity of the SE corner of the intersection of Miller Bay Rd NE and SR-104. The subject site includes only the portions of the affected parcels that are currently within the George's Corner LAMIRD as depicted in Attachment A – Maps 1 and 2. Both lots were created in November 2005 through Final Short Plat No. 7278 (see Attachment C1).

Tax Parcel ACCT #	Short Plat #7278	Land Owner	Total Acres	Subject Acres
272702-2-046-2004	Lot C	KINGSTON CORNERS LLC	1.89	~0.88
272702-2-047-2003	Lot D	BROUGHTON WILLIAM H	8.36	~0.87

Parcels to the south and east are outside the LAMIRD and are undeveloped. Parcels to the north and west are inside the LAMIRD and are developed with commercial uses, including coffee shops, drug stores, banks, restaurants, grocery stores, and other types of retail businesses.

The site is located in the Grover's Creek watershed, which flows southerly to Miller Bay. Grover's Creek (Type F Stream) is located to the east of the site along the eastern boundary of parcel 272702-2-047-2003 (Plat 7278, Lot D). A wetland, wetland restoration area and wetland buffer mitigation area are located on parcel 272702-2-047-2003 (Plat 7278, Lot D). The boundaries of parcel 272702-2-046-2004 (Plat 7278, Lot C) were drawn to exclude the wetland buffer and wetland to the east that is associated with Grover's Creek. See Attachment C1 (Final Short Plat 7278) for wetland locations and Attachment A – Map 3A for stream location. The site is not in a FEMA flood zone. Part of the site is categorized as a moderate geologically hazardous area due to moderate erosion hazard (see Attachment A – Map 3A). The site is also categorized as a Category II critical aquifer recharge area (see Attachment A – Map 3B).



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 establishment of a Type I LAMIRD outer boundary is a significant action under the Growth Management Act and the process to establish the George's Corner LAMIRD outer boundary was quite controversial. The process of proposing a LAMIRD boundary was repeated twice before finally adopted and then the boundary was appealed to the Central Puget Sound Growth Management Hearings Board [1000 Friends of Washington, et al v. Kitsap County; Case No. 04-3-0031c].

The primary complaint regarding the boundary in the appeal was that the County had not taken the required actions to "minimize and contain" development, including the inclusion of the SE corner of Miller Bay Rd NE and SR-104 in the LAMIRD. The Hearings Board upheld the County's LAMIRD outer boundary and found that "the County chose to use the physical contours of the land and the presence of wetlands to define the boundary of the LAMIRD" (Final Decision and Order (FDO), page 15) and that "this is likely to result in permanent boundaries that are less subject to pressures for commercial expansion and sprawl" (FDO, page 15) and that "the George's Corner LAMIRD designation includes 'measures to minimize and contain the existing areas or uses' as required by [the GMA]" (FDO, page 16).

The proposed LAMIRD boundary adjustment is in the public interest, consistent with the Comprehensive Plan, consistent with Growth Management Act criteria for drawing LAMIRD outer boundaries, and consistent with the findings in the Final Decision and Order for the Central Puget Sound Growth Management Hearings Board in the appeal

of the 2004 establishment of the George's Corner LAMIRD. The proposed LAMIRD boundary will:

- Minimize and contain the LAMIRD by not increasing its overall size;
- Re-align the boundary to exclude critical areas and buffers from the LAMIRD area and setting the boundary where it will be permanent, control low-density sprawl, and maintain compatibility with adjacent rural lands;
- Prevent abnormally irregular boundaries by aligning with parcel lot lines where appropriate; and
- Include Lot D, which is consistent with the Hearings Board's interpretation of land appropriate for infill development that will be compatible with the use and scale of development at the intersection.

3. Other Alternatives Considered

No alternatives were proposed during the development of this amendment.

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. 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: The circumstances related to the proposed amendment have substantially changed since the 2004 adoption of the George's Corner LAMIRD outer boundary. In 2005, the parcel (Tax Acct # 272702-2-010-2006) at the SE corner of the intersection of Miller Bay Road NE and SR-104 was subdivided into four lots through Short Plat No. 7278 (see Attachment C1), including the two lots subject to this amendment. The resulting parcel lines for these two lots did not align with the LAMIRD and zoning boundaries, resulting in split-zoned lots. Additionally, a wetland study completed for the short plat provides more specific information than available through the County GIS system, which helps inform this proposed amendment.

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: There is new information available since the 2004 adoption of the George's Corner LAMIRD outer boundary. See section 4.A.1 above.

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

Staff Analysis: The proposed LAMIRD boundary adjustment is in the public interest, consistent with the Comprehensive Plan, and consistent with Growth Management Act criteria for drawing LAMIRD outer boundaries. The proposed LAMIRD boundary will:

- Minimize and contain the LAMIRD by not increasing its overall size;
- Re-align the boundary to exclude critical areas and buffers from the LAMIRD area;
- Prevent abnormally irregular boundaries by aligning with parcel lot lines where appropriate and setting boundaries where they will be permanent; and
- Include only land area that would have been included in the LAMIRD originally had site-specific wetland delineations been used to draw the LAMIRD boundary.

The proposed designation and classification changes are consistent with the current and future uses of the affected parcels and adjoining properties.

B. Additional Decision Criteria (KCC 21.08.070.B)

In addition to the findings and conclusions above, for each proposed area-wide amendment, the Planning Commission in reaching its recommendation, and the Board of County Commissioners in making its decision, shall develop findings and conclusions which consider:

1. *The proposed amendment meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services;*

Staff Analysis: The proposed amendment will not have significant adverse impacts on adopted level of service standards. Public services are already provided for the George's Corner LAMIRD. Anticipated future capacity deficiencies for the North Kitsap School District will not be affected by this amendment. The intersection of

Miller Bay Rd NE and SR-104 is projected to be capacity deficient by 2036 according to the 2016 Kitsap County Capital Facilities Plan. Additional improvements may be required of future development during applicable permitting and environmental review.

2. *The proposed amendment is consistent with the goals, policies and objectives of development regulations, sub-area plan and the Comprehensive Plan and reflects the local circumstances of the county;*

Staff Analysis: The proposed amendment is consistent with the goals and policies of the Comprehensive Plan and reflects the local circumstances of the county. Specifically, this amendment closely reflects the following goals and policies in the Comprehensive Plan:

- Land Use Goal 13. Protect Kitsap County's unique rural character.
- Land Use Policy 52. For Type I Limited Area of More Intensive Rural Development (LAMIRD), allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows: Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads development and in accordance with Growth Management Act Requirements.
- Land Use Policy 54. In accordance with RCW 36.70A.070(5)(c):
 - to preserve rural character of the County, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,
 - reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
 - protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
 - protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.

George's Corner is a Type I LAMIRD and was characterized as a crossroads development when it was established in 2004. The proposed amendment will adjust land use designations and zoning classifications to better align with and protect critical areas.

- Land Use Goal 14. Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.
- Land Use Policy 58. Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs so as to not impact the rural character.

The proposed LAMIRD boundary adjustment and designation/classification change will allow parcel 272702-2-046-2004 (Plat 7278, Lot C) to be fully utilized for commercial development in a manner consistent with the intent of a Type I LAMIRD and the local circumstances of the George's Corner LAMIRD.

3. *The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood;*

Staff Analysis: The subject parcels are suitable for the proposed designations/classifications. Parcel 272702-2-046-2004 (Plat 7278, Lot C) is outside existing critical areas and their buffers, has existing access to Miller Bay Rd NE and SR-104 via existing plat improvements, and an easement for a septic drainfield. Adjacent lots A and B are already developed with commercial uses, including a coffee shop and drug store.

In 2016, a request was denied to redesignate a larger portion of parcel 272702-2-047-2003 (Plat 7278, Lot D) from Rural Residential to Neighborhood Commercial. This amendment will remove the existing portion of Neighborhood Commercial designation, making this lot more compatible with existing environmental constraints and adjacent uses outside of the LAMIRD.

4. *The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan;*

Staff Analysis: The proposed amendment will not materially affect the land uses and growth projections that are the basis for the Comprehensive Plan. There are no population growth targets for Neighborhood Commercial areas and the proposed amendment will not increase population growth capacity in rural areas.

5. *The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area;*

Staff Analysis: Not applicable – the proposed amendment is not located in an Urban Growth Area.

6. *The proposed amendment is consistent with the Growth Management Act (GMA), Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements;*

Staff Analysis: The proposed amendment is consistent with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies and agreements.

Growth Management Act

The Growth Management Act sets forth the following criteria for evaluating the configuration of the outer boundary of a Type I LAMIRD [WAC 365-196-425(6)(c)(i)(D)]:

- *The need to preserve the character of existing natural neighborhoods and communities;*

Lots A, B, and C of Short Plat 7278 comprise an existing and integrated commercial area.

- *Physical boundaries such as bodies of water, streets and highways, and land forms and contours;*

The proposed boundary will improve alignment of the LAMIRD with critical areas and their buffers.

- *The prevention of abnormally irregular boundaries; and*

The proposed boundary will eliminate split-zoned parcels and better contain the LAMIRD through alignment with the southern boundary of Lots A and B, which are already developed with commercial uses.

- *The ability to provide public facilities and public services in a manner that does not permit low-density sprawl*

Public facilities and services are already provided to George's Corner.

County-wide Planning Policies

The proposed amendment is consistent with the [Kitsap County-wide Planning Policies](#) (CPP); adopted on 5/11/2015 by Kitsap County Ordinance 522-2015). The proposed amendments are consistent with and implement Element D (Rural Land Uses and Development Patterns) of the CPP, specifically the following:

- Policy 2. Preserving rural land use and development patterns:

- a. Rural Communities are already-existing residential and commercial areas of more intensive rural development designated in the Kitsap County Comprehensive Plan under RCW 36.70A.070.5. In-fill is expected. Rural Communities should be serviced by transportation providers and other services consistent with the Levels of Service adopted by Kitsap County for roads and by Kitsap Transit for transit upon their designation as an area of more intensive rural development.
- Policy 4. Conserving small-scale natural resource use in rural areas:
 - c. The County's Comprehensive Plan policies shall support Rural Communities as locations of employment, a mix of housing types, and cultural activities for rural areas that primarily function as locations for service needs such as grocery stores, shopping, and community services, and small-scale cottage industries for the surrounding rural area.

7. *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 is consistent with and supports other plan elements and development regulations.

8. *Any proposed amendments to rural areas and natural resource lands shall be supported by and dependent on population forecasts and the balance of nonurban population distributions, existing rural area and natural resource land densities and infill opportunities; and*

Staff Analysis: There are no population growth targets for Neighborhood Commercial areas and the proposed amendment will not increase population growth capacity in rural areas.

9. Any proposed changes to lands designated as natural resource lands shall recognize that natural resource designations are intended to be long-term designations and shall further be dependent on one or more of the following:

Staff Analysis: Not applicable – the proposed amendment does not change natural resource land designations.

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 (7/17/2018); 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.

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:



Peter Best, Senior Planner
Department of Community Development
(360) 337-5777
PBest@co.kitsap.wa.us

Report approved by:



Dave Ward, Planning and Environmental
Programs Manager
Department of Community Development

7. Attachments

A. Maps

1. Vicinity
2. Aerial Photo
- 3A. Critical Areas
- 3B. Critical Aquifer Recharge Area
- 4A. Current Land Use Designation Map
- 4B. Proposed Land Use Designation Map
- 5A. Current Zoning Classification Map
- 5B. Proposed Zoning Classification Map
- Map Legends

B. State Environmental Policy Act (SEPA)

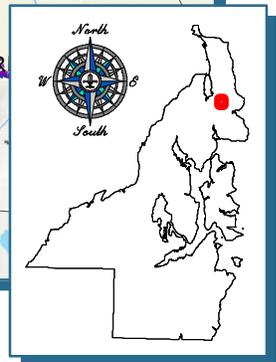
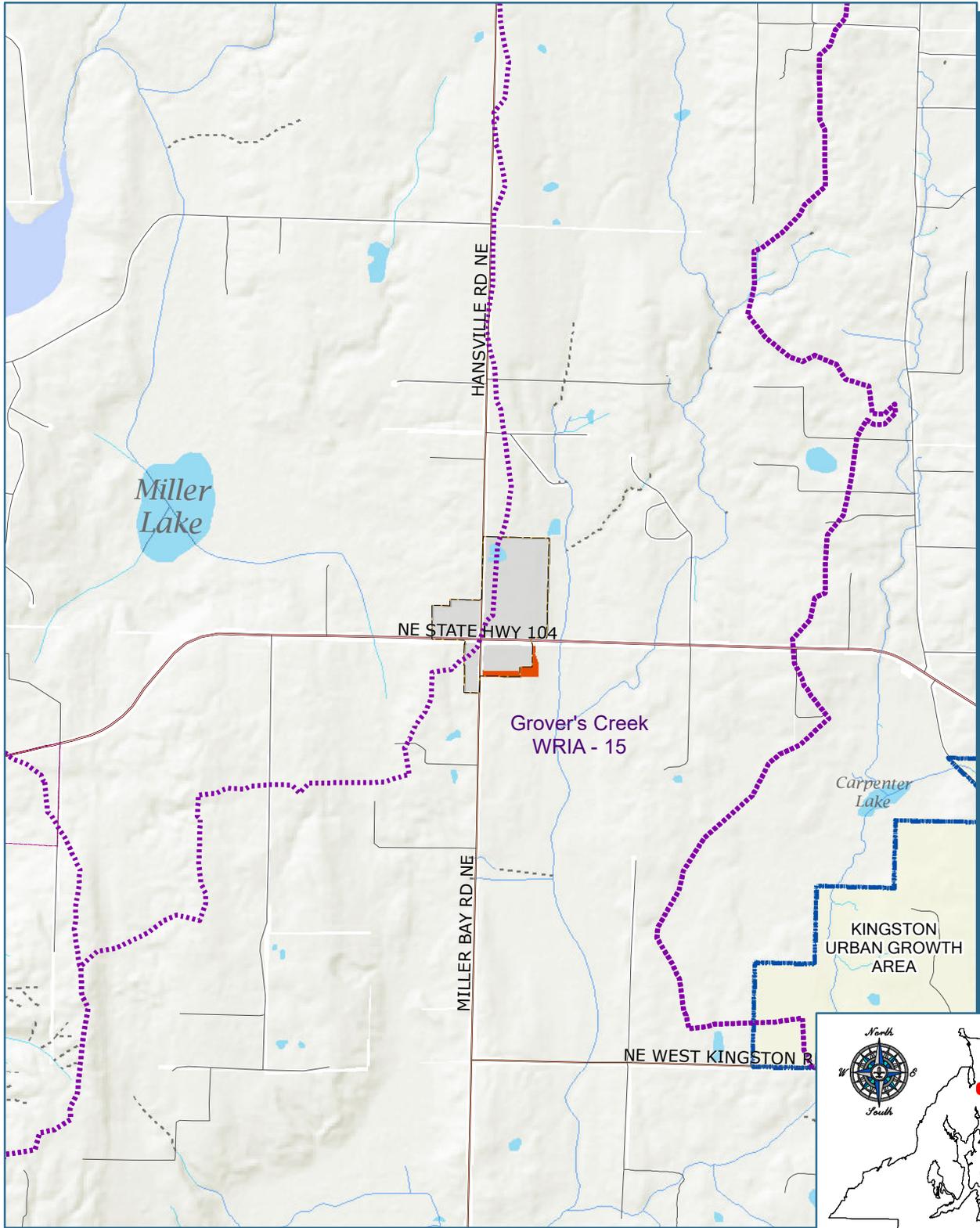
1. SEPA Determination
2. SEPA Checklist

C. Supplemental Materials

1. Final Short Plan 7278
2. Historical Summary of George's Corner LAMIRD Boundary at the SE Corner of SR-104 and Miller Bay Rd
3. Comparison of Allowed Uses

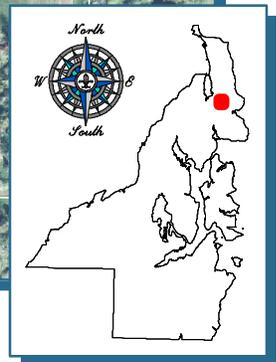


Map 1 - Vicinity George's Corner LAMIRD



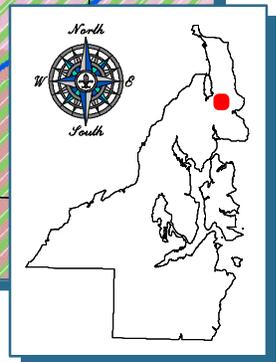
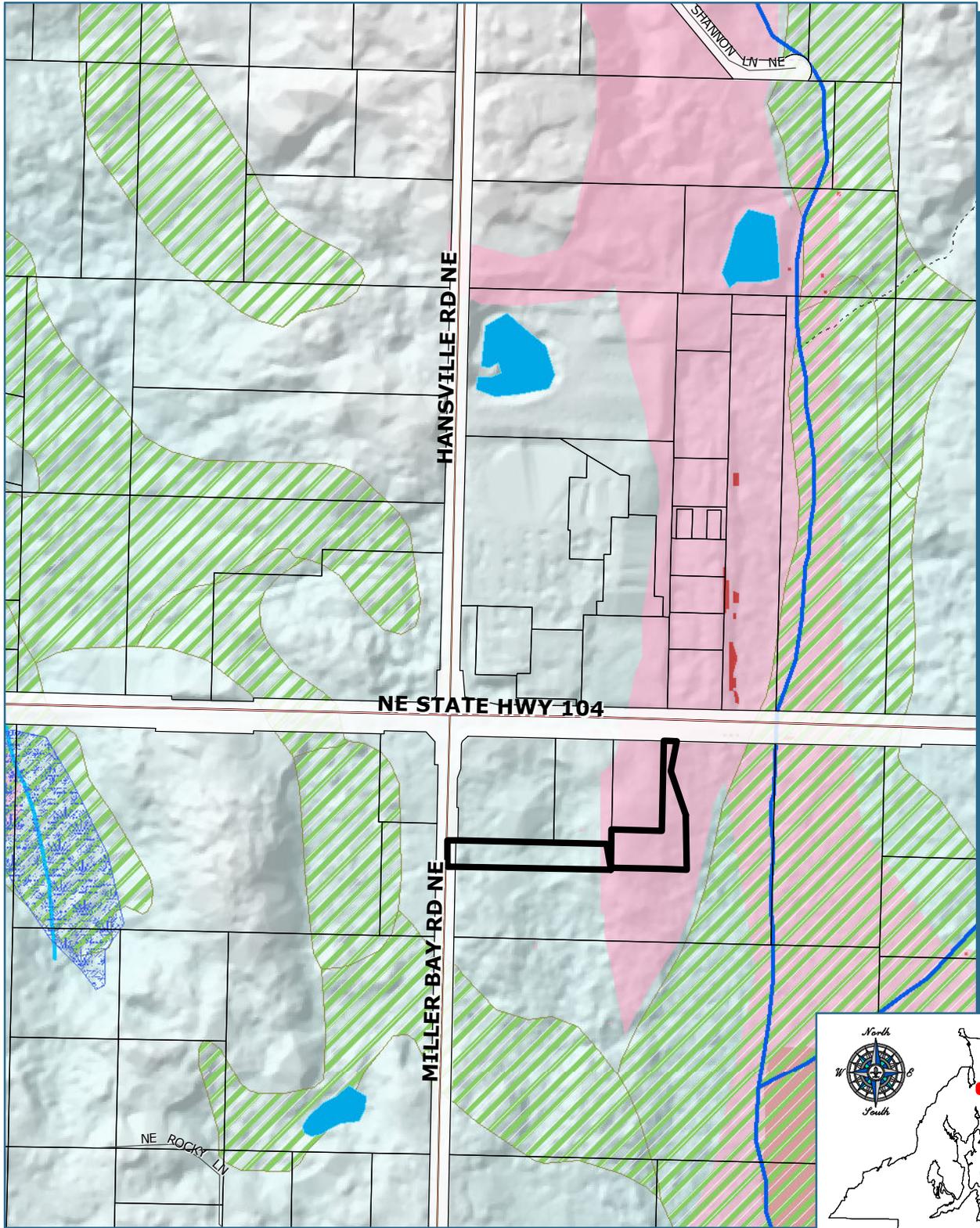


Map 2 - Aerial Photo (2015) George's Corner LAMIRD



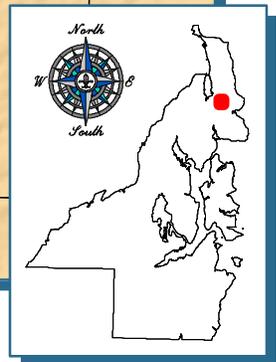
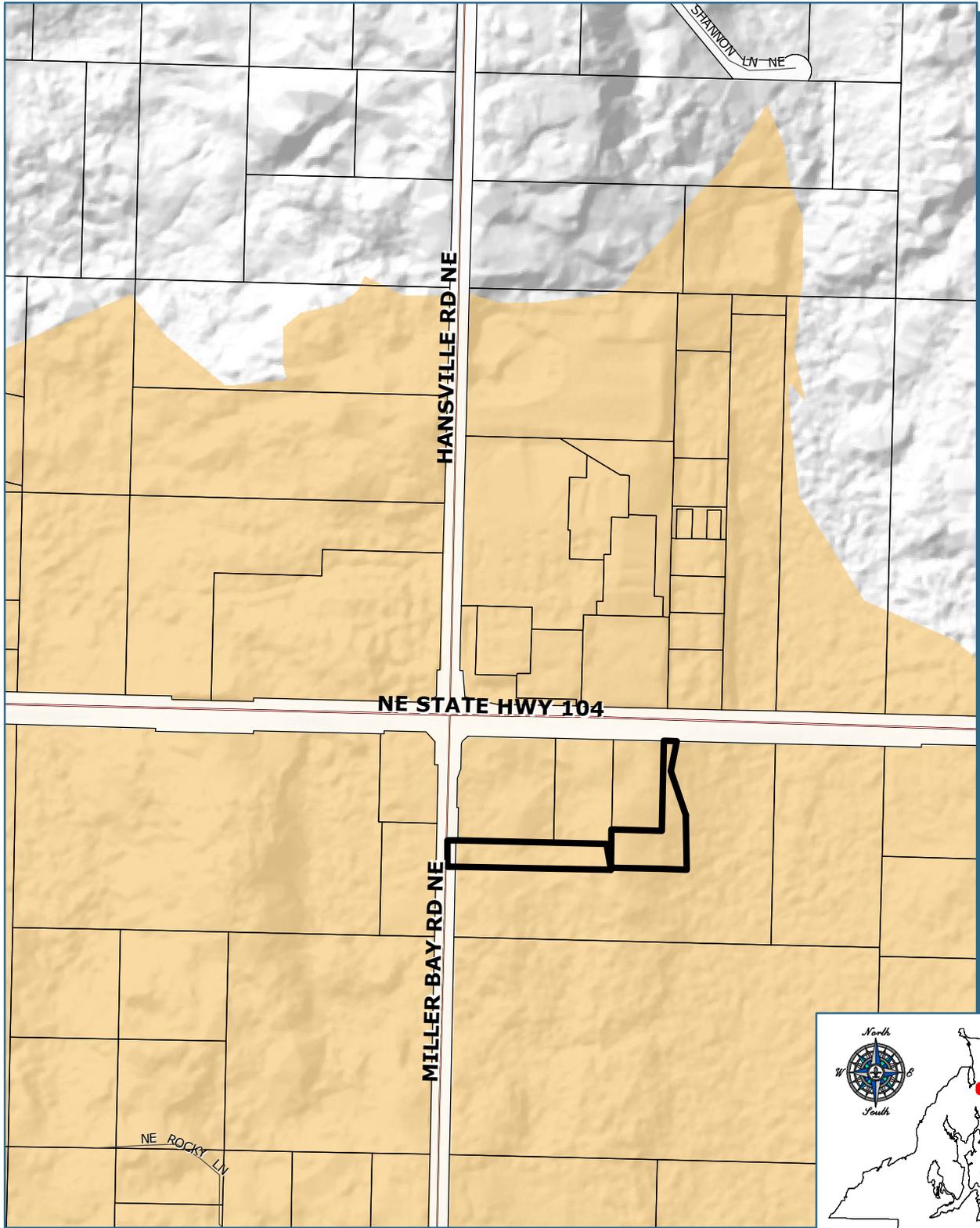


Map 3A - Critical Areas George's Corner LAMIRD



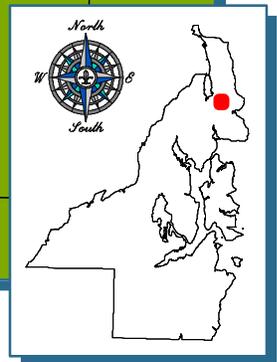
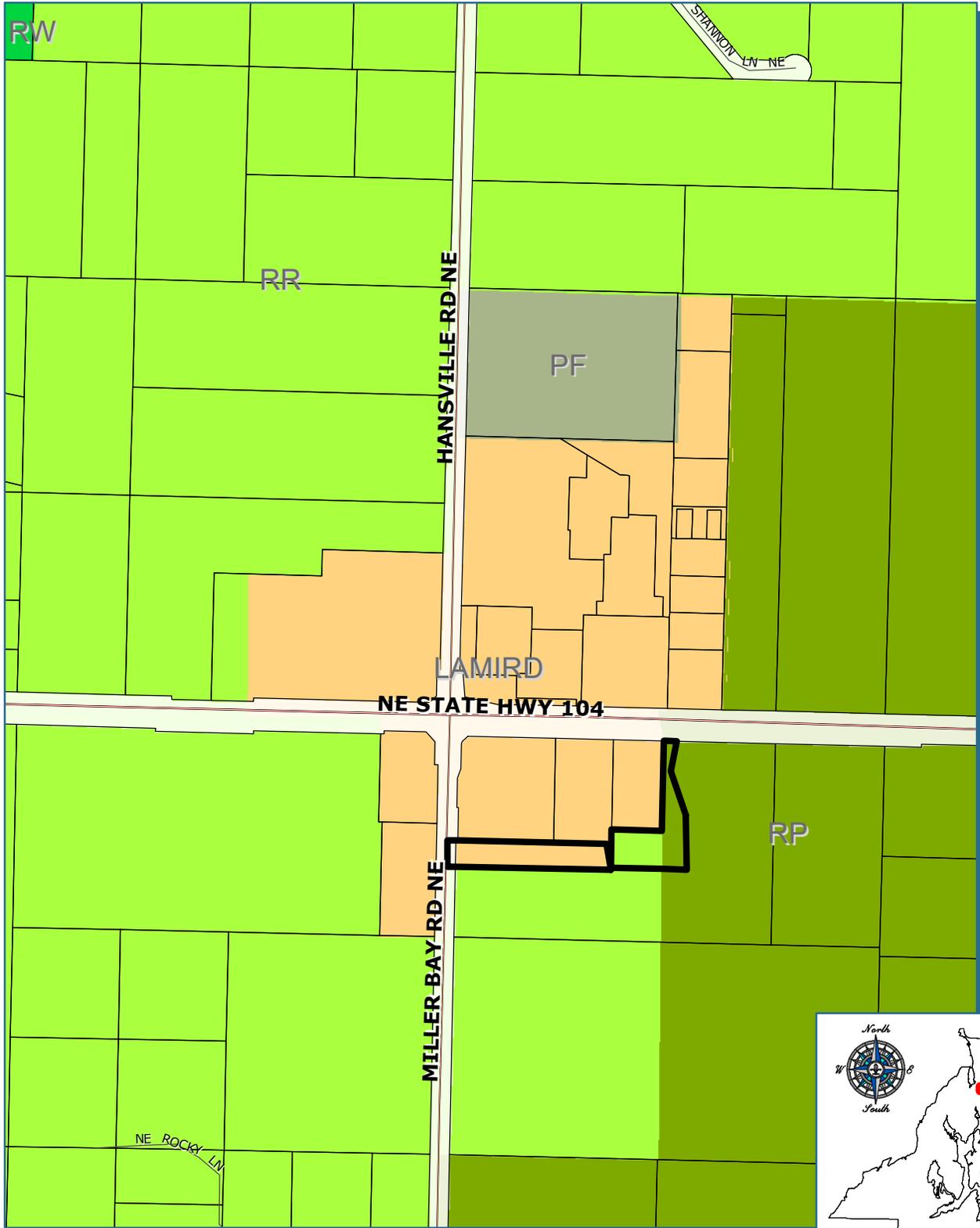


Map 3B - Critical Aquifer Recharge Areas George's Corner LAMIRD



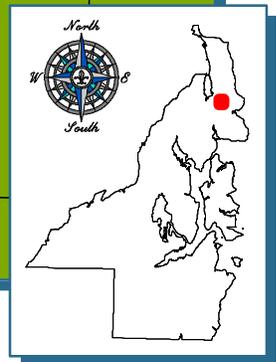
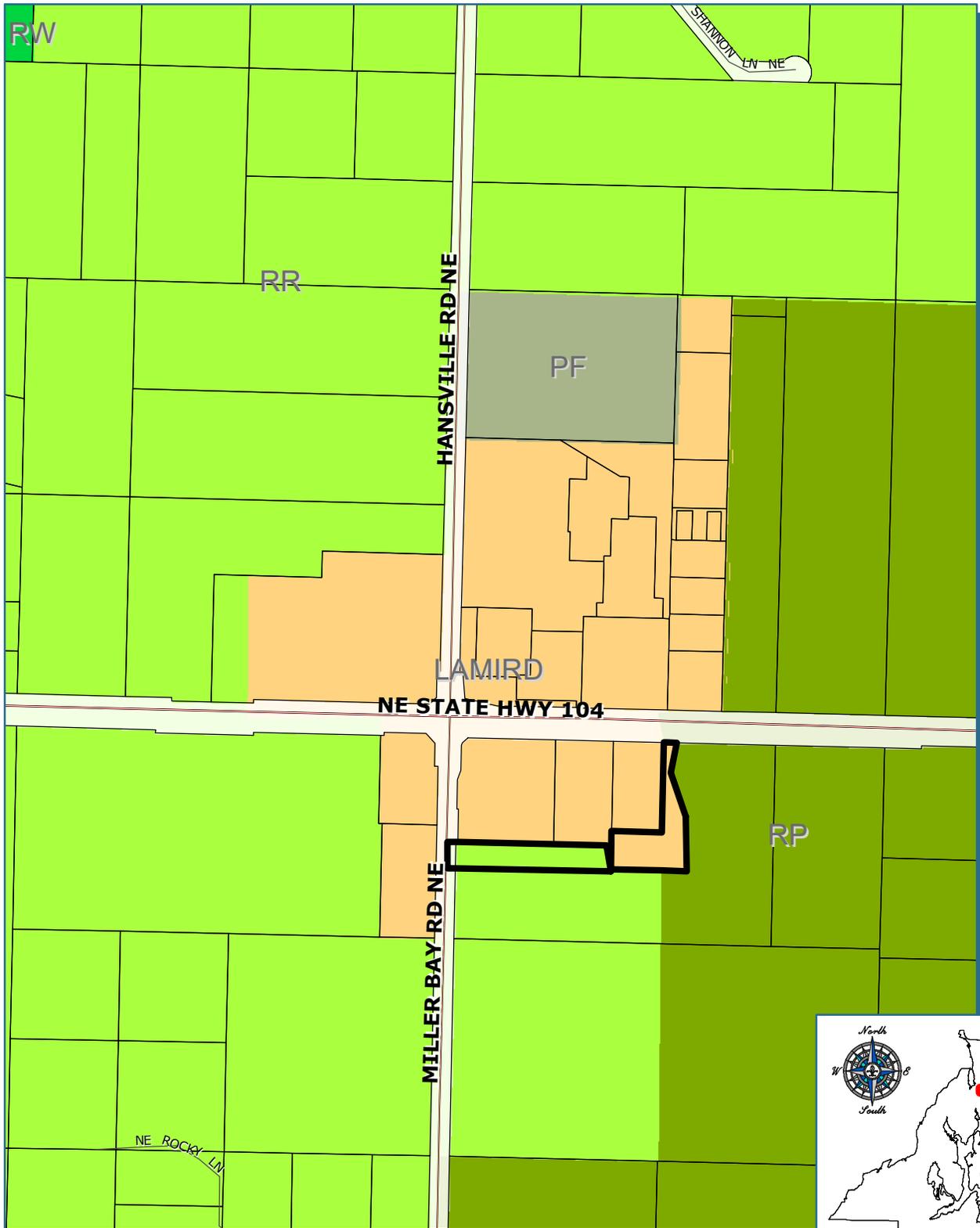


Map 4A - Current Land Use Designation Map George's Corner LAMIRD



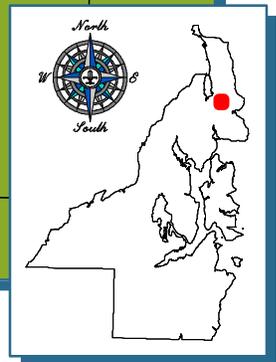
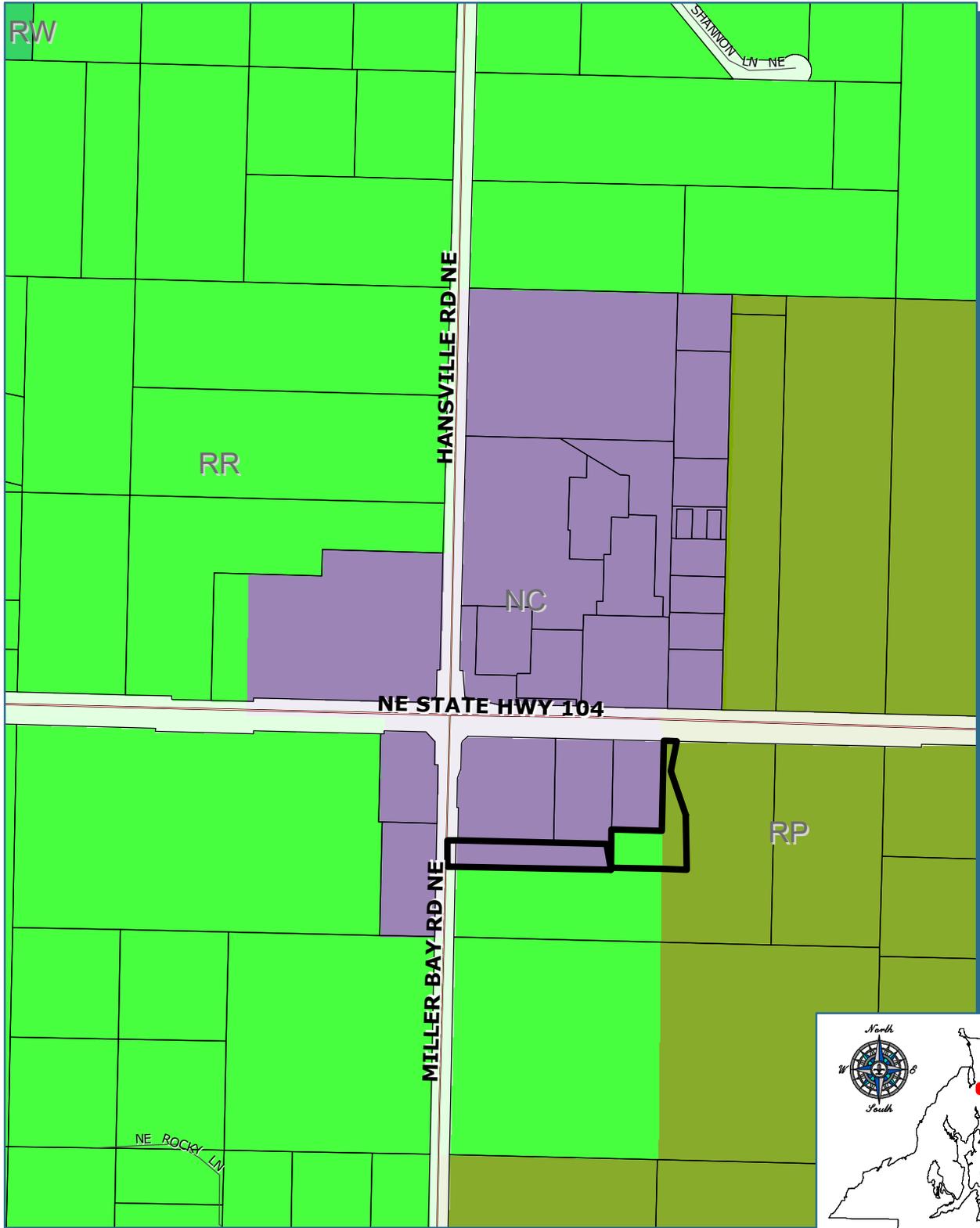


Map 4B - Proposed Land Use Designation Map George's Corner LAMIRD



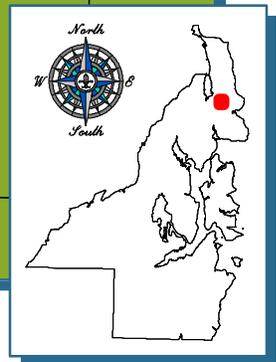
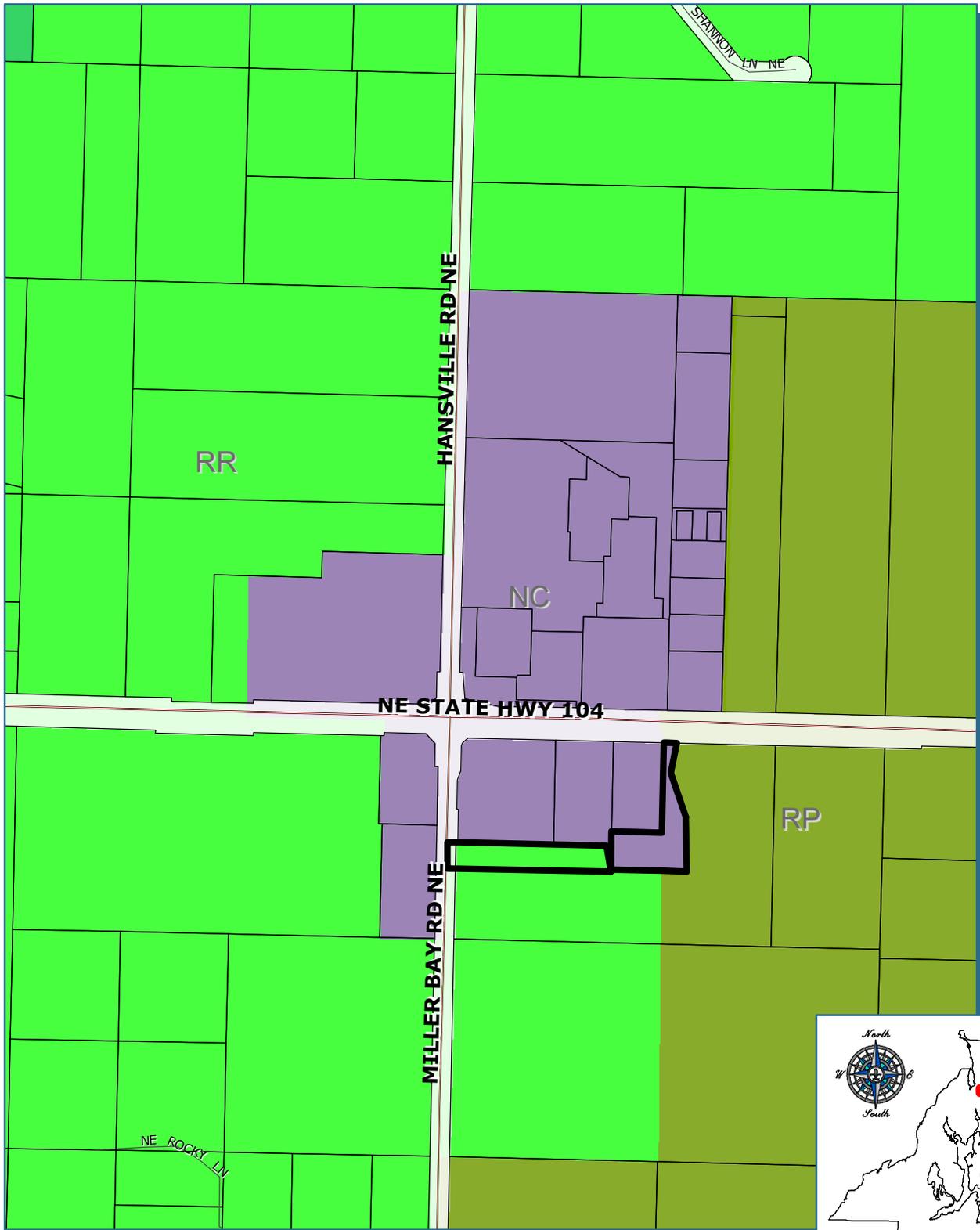


Map 5A - Current Zoning Classification Map George's Corner LAMIRD





Map 5B - Proposed Zoning Classification Map George's Corner LAMIRD



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 Maps 4A & 4B

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 Maps 5A & 5B

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



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 LOUISA GARBO, DIRECTOR
(360) 337-5777 HOME PAGE - www.kitsapgov.com/dcd/

DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: 2018 Kitsap County Comprehensive Plan amendment for the George's Corner LAMIRD Boundary. The proposed non-project action will

- Adjust the SE boundary of the George's Corner Limited Area of More Intensive Rural Development (LAMIRD) to better align with platted parcel lines and critical areas; and
- Re-designate portions of two affected parcels as shown in Attachment A - Map 4B; and
- Rezone portions of two affected parcels as shown in Attachment A - Map 5B.

The overall area within the LAMIRD boundary will remain approximately the same. For maps and other details, please visit <https://tinyurl.com/kitsap2018cpa>

Staff contact: Peter Best, Senior Planner, Kitsap DCD, Planning and Environmental Programs Div.

Lead Agency: Kitsap County

Location of proposal, including street address, if any: The proposed action is located on two parcels at the southeast corner of the intersection of State Highway 104 and Miller Bay Road NE Kingston, Kitsap County.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by August 7, 2018.

COMMENTS:

This is a nonproject action per WAC 197-11-704(2)(b). Adoption by ordinance of the amendment by the Kitsap County Board of Commissioners is expected in December of 2018.

Responsible Official: Scott Diener

SEPA Coordinator: Steve Heacock

Position/Title: SEPA Coordinator, Dept. of Community Development Phone: (360) 337-5777

Address: 619 Division Street, Port Orchard, WA 98366

DATE: 7/17/2018

Signature: _____

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 George's Corner LAMIRD Boundary 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: [\[help\]](#)

Peter Best, Senior Planner

PBest@co.kitsap.wa.us

360-337-5777

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

July 10, 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 and the Kitsap County Code is subject to continuous review and may be amended in future years. Any future development projects associated with this area 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. [\[help\]](#)

None. 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 will:

- Adjust the SE boundary of the George’s Corner Limited Area of More Intensive Rural Development (LAMIRD) to better align with platted parcel lines and critical areas; and
- Redesignate portions of two affected parcels as shown in Attachment A - Map 4B; and
- Rezone portions of two affected parcels as shown in Attachment A - Map 5B.

The overall area within the LAMIRD boundary will remain approximately the same.

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 following two parcels, which are partially within the George’s Corner LAMIRD (see Attachment A - Maps 1 & 2).

Tax Parcel ACCT #	Land Owner	Total Acres	Subject Acres
272702-2-046-2004	KINGSTON CORNERS LLC	1.89	~0.88
272702-2-047-2003	BROUGHTON WILLIAM H	8.36	~0.87

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)? [\[help\]](#)

Unknown. 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. [\[help\]](#)

Subject area on parcel 272702-2-046-2004 (Plat 7278, Lot C): Ragnar-Poulsbo Complex

Subject area on parcel 272702-2-047-2003 (Plat 7278, Lot D): Poulsbo-Ragnar Complex

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

No. Not applicable for this non-project action.

- 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. [\[help\]](#)

None. 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. [\[help\]](#)

None. 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. [\[help\]](#)

No. Not applicable for this non-project action.

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

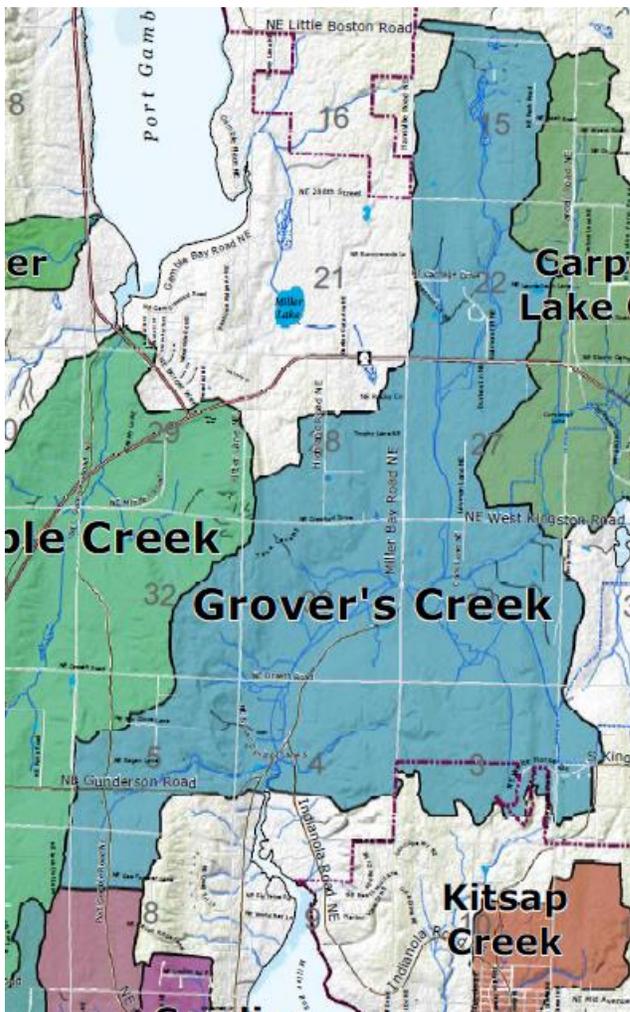
Not applicable for this non-project action. Any future development will be subject to applicable permitting and environmental review.

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. [\[help\]](#)

This site is located in the Grovers Creek watershed, which flows southerly to Miller Bay. Grovers Creek (Type F Stream) is located to the east of the site. A wetland, wetland restoration area and wetland buffer mitigation area are located on parcel 272702-2-047-2003 (Plat 7278, Lot D). The boundaries of parcel 272702-2-046-2004 (Plat 7278, Lot C) were drawn to exclude the wetland buffer and wetland to the east that is associated with Grover's Creek. See attached Plat 7278 for wetland location and Attachment A – Map 3A for stream location.



- 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. [\[help\]](#)

No. 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. [\[help\]](#)

None. 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. [\[help\]](#)

No. 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. [\[help\]](#)

No. 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. [\[help\]](#)

No. 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. [\[help\]](#)

None. 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. [\[help\]](#)

Unknown. Not applicable for this non-project action

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

No. 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. [\[help\]](#)

No. 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: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

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? [\[help\]](#)

None. Not applicable for this non-project action.

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

None known. Not applicable for this non-project action.

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. [\[help\]](#)

Himalayan Blackberry and Scotch Broom. Others may be present.

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 _____

The above list is assumed presence based on location, habitat types, and Kitsap County GIS data. Other species may be present.

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

Steelhead trout may utilize portions of the site. Chinook salmon are raised and released downstream at the Suquamish Tribe hatchery.

- 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. Not applicable for this non-project action.

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. [\[help\]](#)

None. 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. [\[help\]](#)

No. 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. Any future development will be subject to applicable permitting and environmental review.

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. [\[help\]](#)

No. Not applicable for this non-project action.

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

Unknown. Not applicable for this non-project action.

- 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. [\[help\]](#)

None known. 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. [\[help\]](#)

None. Not applicable for this non-project action.

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

None. 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)? [\[help\]](#)

Traffic. Not applicable for this non-project action.

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. [\[help\]](#)

None. Not applicable for this non-project action.

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. [\[help\]](#)

Both affected parcels are undeveloped. This non-project action is an adjustment to split-zoned parcels that will not affect land uses on nearby or adjacent properties

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. Not applicable for this non-project action.

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: [\[help\]](#)

No. Not applicable for this non-project action.

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

None. Not applicable for this non-project action.

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

No. Not applicable for this non-project action.

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

Existing zoning is shown in Attachment A – Map 5A.

Parcel 272702-2-047-2003 (Plat 7278, Lot D) is currently zoned Neighborhood Commercial, Rural Residential, and Rural Protection.

Parcel 272702-2-046-2004 (Plat 7278, Lot C) is also currently zoned Neighborhood Commercial, Rural Residential, and Rural Protection.

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

Existing designations are shown in Attachment A – Map 4A.

Parcel 272702-2-047-2003 (Plat 7278, Lot D) is currently designated LAMIRD Type-I, Rural Residential, and Rural Protection.

Parcel 272702-2-046-2004 (Plat 7278, Lot C) is also currently designated LAMIRD Type-I, Rural Residential, and Rural Protection.

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

Not applicable for this non-project action

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

The site includes the following mapped critical areas (See Attachment A – Maps 3A and 3B):

- Fish and Wildlife Habitat Areas (wetlands)
- Geologically Hazardous Areas (Moderate classification)
- Critical Aquifer Recharge Areas (Category II)

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

None. Not applicable for this non-project action.

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

None. Not applicable for this non-project action.

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

Not applicable for this non-project action

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

This non-project action is intended to improve the compatibility of these two parcels to adopted plans.

- 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. Any future development will be subject to applicable permitting and environmental review.

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

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

None. Not applicable for this non-project action.

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

None. Not applicable for this non-project action.

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

Not applicable for this non-project action. 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? [\[help\]](#)

None. Not applicable for this non-project action.

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

None. Not applicable for this non-project action.

- 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? [\[help\]](#)

None. Not applicable for this non-project action.

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

No. Not applicable for this non-project action.

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

None. 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? [\[help\]](#)

None. Not applicable for this non-project action.

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

No. Not applicable for this non-project action.

- 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. [\[help\]](#)

No. Not applicable for this non-project action.

- 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. Not applicable for this non-project action.

- 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. [\[help\]](#)

Site visit.

- 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. [\[help\]](#)

Parcel 272702-2-047-2003 (Plat 7278, Lot D) is located along Miller Bay Rd NE and SR-104. Due to wetlands, access is most likely from Miller Bay Rd NE.

Parcel 272702-2-046-2004 (Plat 7278, Lot C) is located along and has access from SR-104.

- 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? [\[help\]](#)

Kitsap Transit serves the LAMIRD with a park and ride lot off Hansville Rd NE and routed bus service.

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

None. Not applicable for this non-project action.

- 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). [\[help\]](#)

Parcel 272702-2-046-2004 (Plat 7278, Lot C) is served by existing plat improvements. The intersection of Miller Bay Rd NE and SR-104 is projected to be capacity deficient by 2036 according to the 2016 Kitsap County Capital Facilities Plan. Additional improvements may be required of future development during applicable permitting and environmental review.

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

No. Not applicable for this non-project action.

- 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 not expected to significantly increase traffic volumes above that which was planned for existing plat improvements. Any future development will be subject to applicable permitting and environmental review.

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. [\[help\]](#)

No. 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. Any future development will be subject to applicable permitting and environmental review.

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. [\[help\]](#)

No. Public services are already provided for the George's Corner LAMIRD. Anticipated future capacity deficiencies for the North Kitsap School District will not be significantly affected by this small amendment.

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

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

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. [\[help\]](#)

None. Not applicable for this non-project action

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: 7/10/18

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 will better align future development away from existing wetlands and 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 and is intended to align the LAMIRD, land use designation, and zoning boundaries on two split-zoned parcels so they are more consistent with adopted plans.

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 is consistent with the assumptions used for the County's 20-year land capacity analysis and Capital Facilities Plan. 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.

A PORTION OF THE NW 1/4, NW 1/4, SECT. 27, T 27 N, R 2 E, W.M. WASHINGTON
KITSAP COUNTY

NOTICE

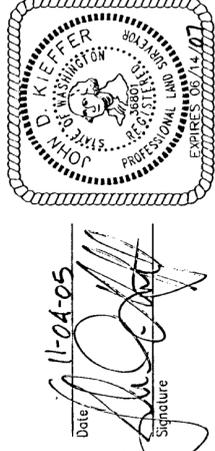
- Responsibility and expense for maintenance of roads leading to or serving lots within this Short Subdivision (unless such roads have been accepted into the County's road system) shall rest with the lot owners.
- Any future division of lots within this Short Subdivision shall be subject to the requirements of Kitsap County Code 16.48

DIRECTOR'S APPROVAL
Approved for recording pursuant to Kitsap County Code 16.48
Caroline L. Nunn
Director of Community Development
Date: **NOVEMBER 30, 2005**

TREASURER'S CERTIFICATE
I, John D. Kieffer, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described herein, conducted by me or under my supervision, during the period of November, 1998, through November, 2005, that the distances, courses, and angles are shown hereon correctly, and the lot corners have been staked on the ground as depicted hereon.

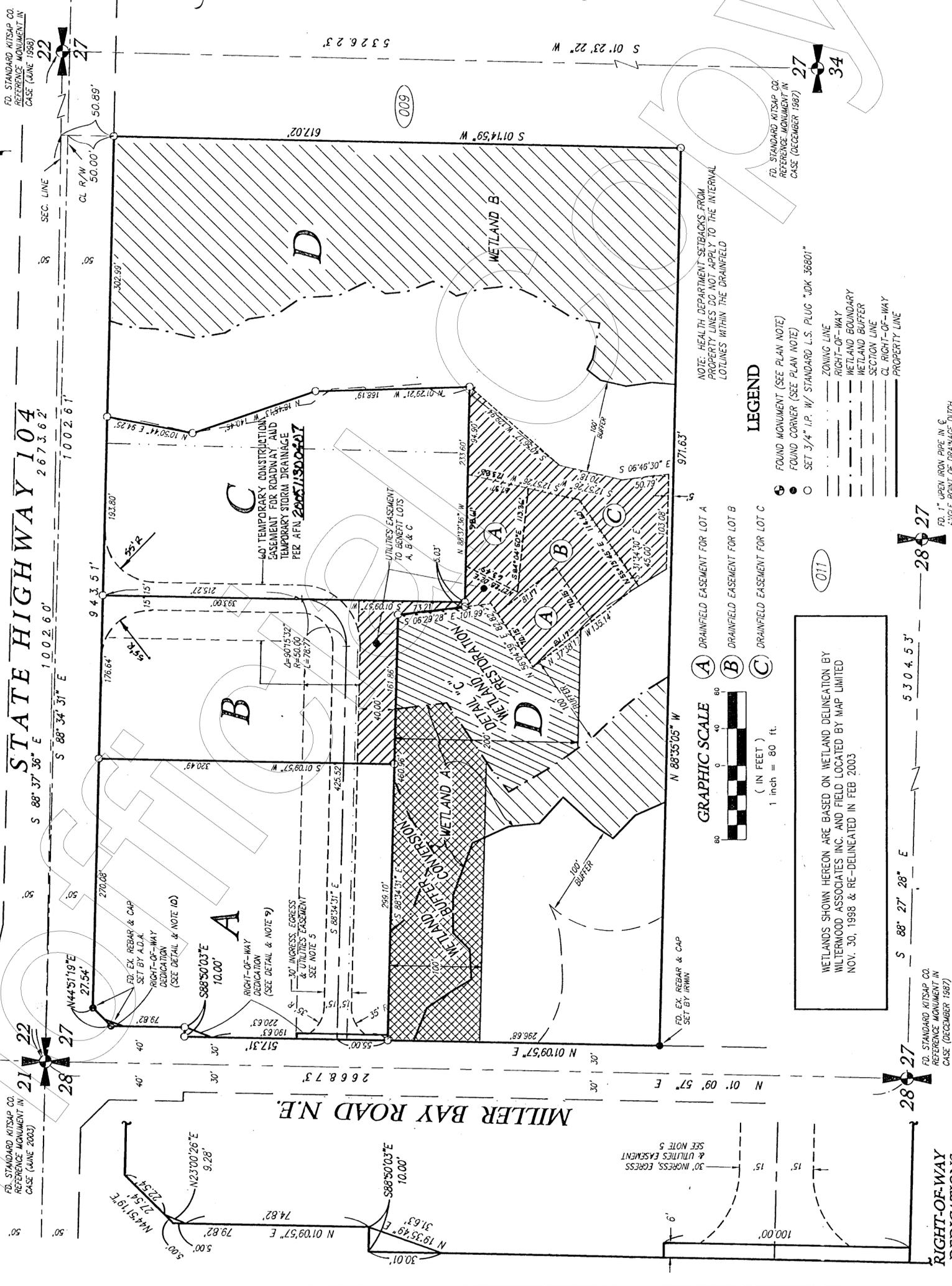
SURVEYOR'S CERTIFICATE
MAP ENGINEERING & SURVEYING PLANNING
11-04-05
Signature: *[Signature]*
Date: 11-04-05

AUDITOR'S CERTIFICATE
Filed for record this 30th day of November 2005
at the request of **Gary Lindsey**
in VOLUME **19** of Short Plats at PAGE(S) **3-4**
AUDITOR'S FILE NO. **200511300408**
Karen Flynn Deputy
Susan B. Lucia Deputy



Calculated TOWNSHIP: 27 N
Range: 2 E
Section: 27
Scale: 1" = 80'
Date: 11/16/05

KITSAP COUNTY, WASHINGTON
SHORT SUBDIVISION No. 7278
GARY LINDSEY
Name of Applicant(s):
272702-2-010-2006
Assessor's Tax Account No.(s):



NOTE: HEALTH DEPARTMENT SETBACKS FROM PROPERTY LINES DO NOT APPLY TO THE INTERVAL LOT LINES WITHIN THE DRAINFIELD

LEGEND

- FOUND MONUMENT (SEE PLAN NOTE)
- FOUND CORNER (SEE PLAN NOTE)
- SET 3/4" I.P. W/ STANDARD L.S. PLUG "DK 36801"
- ZONING LINE
- RIGHT-OF-WAY
- WETLAND BOUNDARY
- WETLAND BUFFER
- SECTION LINE
- CL. RIGHT-OF-WAY
- PROPERTY LINE



WETLANDS SHOWN HEREON ARE BASED ON WETLAND DELINEATION BY WILTERWOOD ASSOCIATES INC. AND FIELD LOCATED BY MAP LIMITED NOV. 30, 1998 & RE-DELINEATED IN FEB 2003



RIGHT-OF-WAY DEDICATIONS
SCALE 1"=30'

A PORTION OF THE NW 1/4, NW 1/4, SECT. 27, T 27 N, R 2 E, W.M.
WASHINGTON
KITSAP COUNTY

NOTES

1. THIS SURVEY MEETS MINIMUM REQUIREMENT STANDARDS PER WAC 332-130-090.
2. FIELD PROCEDURES ACCOMPLISHED-RUNNING CONTROL TRAVERSE AND RADIAL CORNER STAKE OUT WITH A THREE AND/OR FIVE SECOND THEODOLITE, E.D.M. AND CALIBRATED STEEL MEASURING TAPE.
3. ALL ELEMENTS AND REQUIREMENTS SET FORTH IN KITSAP COUNTY CODE 16.48 SHALL BE ADHERED TO.
4. ALL BUILDING PERMITS ISSUED ON THESE LOTS SHALL BE SUBJECT TO IMPACT FEES PURSUANT TO CURRENT KITSAP COUNTY CODE.
5. THE 30 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT SHOWN ON THE FACE OF THIS SHORT SUBDIVISION IS HEREBY GRANTED TO LOTS A THROUGH C INCLUSIVE. SAID LOTS SHALL SHARE EQUAL AND UNDIVIDED INTEREST IN SAID EASEMENT AND ARE HEREBY BOUND BY THE TERMS, CONDITIONS AND COVENANTS FOR ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. ~~200511300408~~ **200511300408**.
6. A SITE DEVELOPMENT ACTIVITY PERMIT (SDAP) IS REQUIRED FOR DEVELOPMENT OF THE PARCEL.
7. EACH LOT WITHIN THIS SUBDIVISION IS REQUIRED AN SDAP AT THE TIME OF DEVELOPMENT OF THE LOT.
8. PRIVATE DRIVEWAY APPROACHES TO EXISTING COUNTY ROAD (MILLER BAY ROAD N.E.) SHALL BE REVIEWED AND APPROVED BY KITSAP COUNTY DEVELOPMENT ENGINEERING.
9. PORTION OF ADDITIONAL RIGHT-OF-WAY IS HEREBY DEDICATED TO KITSAP COUNTY.
10. PORTION OF ADDITIONAL RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF WASHINGTON.
11. THE INDIVIDUAL PARCELS CREATED UNDER THIS SHORT SUBDIVISION SHALL COMPLY WITH THE CONDITIONS OF THE O'DELL'S CORNER EUP AND O'DELL'S CORNER MASTER PLAN.
12. EACH INDIVIDUAL PARCEL CREATED THROUGH THIS SHORT SUBDIVISION SHALL REQUIRE AN SDAP AT THE TIME OF DEVELOPMENT OF THE PARCEL.
13. STORMWATER QUANTITY CONTROL, QUALITY TREATMENT, AND EROSION AND SEDIMENTATION CONTROL SHALL BE DESIGNED IN ACCORDANCE WITH KITSAP COUNTY CODE TITLE 12 OR AS AMENDED AT THE TIME OF SDAP APPLICATION. THE SUBMITTAL DOCUMENTS SHALL BE PREPARED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE FEES AND SUBMITTAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH KITSAP COUNTY ORDINANCES IN EFFECT AT THE TIME OF SDAP APPLICATION.
14. AT TIME OF FINAL PERMIT APPLICATION (BUILDING PERMIT OR S.D.A.P.); PROVIDE A SET OF PLANS TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) FOR THEIR REVIEW. PRELIMINARY AND FINAL PLAN APPROVAL WILL REQUIRE DOCUMENTATION OF WSDOT APPROVAL FOR IMPACTS TO AND ANY REQUIRED MITIGATION ON STATE HIGHWAYS.
15. AT THE TIME OF FINAL PERMIT APPLICATION (BUILDING PERMIT OR S.D.A.P.), SUBMIT KCPW FORM 1601 FOR ISSUANCE OF A CONCURRENCE CERTIFICATE, AS REQUIRED BY KCC SECTION 20.40.030, TRANSPORTATION CONCURRENCE.
16. THE SUBJECT PROPERTY IS SUBJECT TO AN EASEMENT FOR POLES, WIRES AND FIXTURES AS GRANTED TO OLYMPIC TELEPHONE COMPANY PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 689061.

DESCRIPTION

THE WEST THREE QUARTERS OF THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT HANSVILLE ROAD N.E. AS CONVEYED TO KITSAP COUNTY IN RIGHT-OF-WAY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 279303;

AND EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 7803080015, 7908090036, AND 9212110285.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FRONTIER BANK, OWNER(S) IN FEE SIMPLE OF THE LAND DESCRIBED HEREIN, HEREBY DEDICATE, CONVEY AND WARRANT TO KITSAP COUNTY AND TO THE STATE OF WASHINGTON THOSE PORTIONS OF THE HEREIN DESCRIBED PARCEL MORE PARTICULARLY DELINEATED AND DIMENSIONED ON THE FACE OF THIS SHORT SUBDIVISION MAP FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES.

BY: Michael J. Clematz
EUPA Director
FRONTIER BANK

STATE OF WASHINGTON)
COUNTY OF KITSAP)

ON THIS DAY personally appeared before me Michael J. Clematz to me known to be the EUPA Director of Frontier Bank the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of November, 2005.

[Signature]
Notary Public in and for the
State of Washington, residing at Port Hadlock
My Commission expires 04/02/09

NOTICE

1. Responsibility and expense for maintenance of roads leading to or serving lots within this Short Subdivision (unless such roads have been accepted into the County's road system) shall rest with the lot owners.

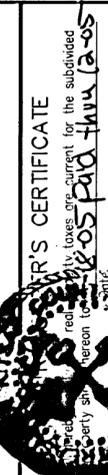
2. Any future division of lots within this Short Subdivision shall be subject to the requirements of Kitsap County Code 16.48

DIRECTOR'S APPROVAL

Approved for recording pursuant to Kitsap County Code 16.48

Constance L. Marshall For: Cindy Baker
Director of Community Development

Date: November 30, 2005

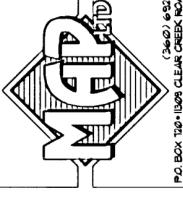


AUDITOR'S CERTIFICATE

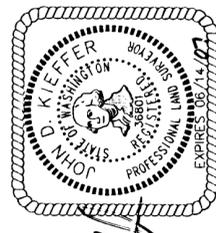
I, Gary Lindsey, Auditor of Kitsap County, do hereby certify that the above described property shall be subject to the requirements of Kitsap County Code 16.48.

Michael J. Clematz
Kitsap County Registrar

SURVEYOR'S CERTIFICATE



I, John D. Kieffer, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described herein, conducted by me or under my supervision, during the period of November, 1998, through November, 2005 that the distances, courses, and angles are shown hereon correctly, and the lot corners have been staked on the ground as depicted hereon.



Date 11-04-05
[Signature]
Signature

CALCULATED	DRAWN	CHECKED	DATE	SCALE	SHEET NO.
JDK	JDK	JDK	08/16/05	1"=80'	3714

AUDITOR'S CERTIFICATE

Filed for record this 30th day of November 2005

at the request of Gary Lindsey

in VOLUME 19 of Short Plats at PAGE(S) 3-4

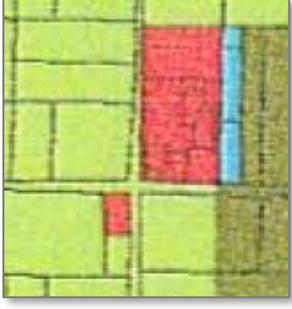
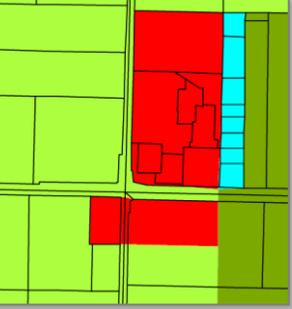
AUDITOR'S FILE NO. 200511300408

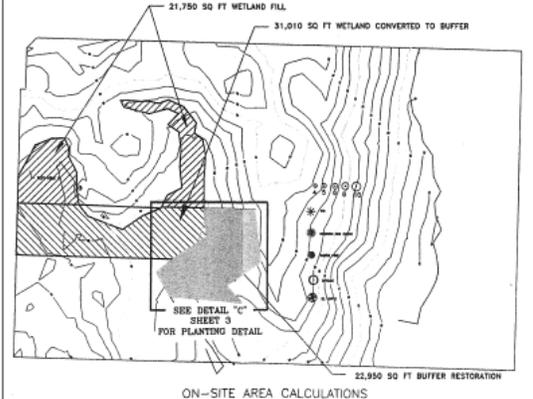
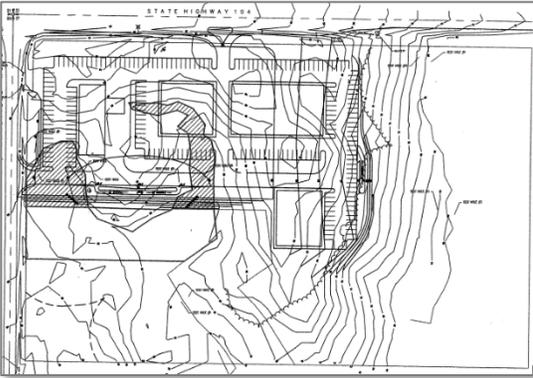
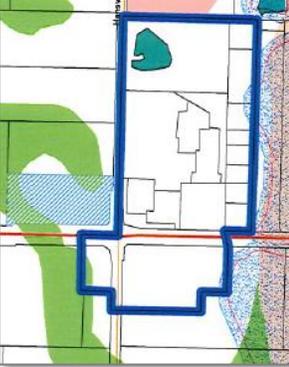
Karen Flynn Susan B. Lucas
Deputy
Kitsap County Auditor

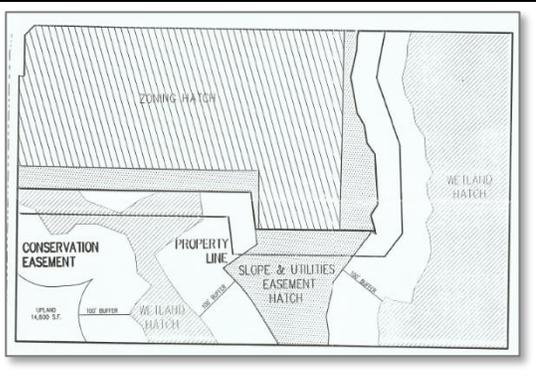
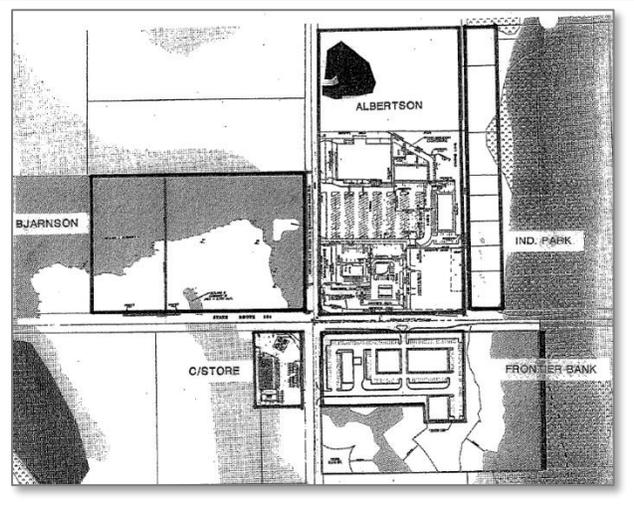
KITSAP COUNTY, WASHINGTON
SHORT SUBDIVISION No. 7278

GARY LINDSEY
Name of Applicant's:
272702-2-010-2006
Assessor's Tax Account No.(s):

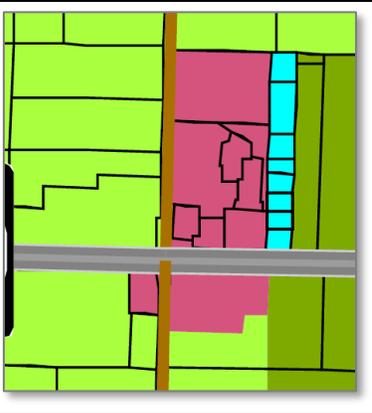
Historical Summary of George's Corner LAMIRD Boundary at the SE Corner of SR-104 and Miller Bay Rd

5/7/1998	<p>1998 Comp Plan Land Use Map with parcel boundaries and land use designations</p> <ul style="list-style-type: none"> • SE corner property (parcel #272702-2-010-2006) boundary goes unchanged until final short plat #7278 (approved 11/9/2005) • Parcel is split into two designations/zones until 2002: Rural Residential (RR, in light green) & Rural Protection (RP, in dark green) 	
11/30/1998	<p>Wetlands delineated on SE corner property (parcel #272702-2-010-2006) according to note on final short plat #7278 (approved 11/9/2005). Document not found in record, but an updated version likely submitted for 2003 SDAP Grading Permit #03-09195.</p>	
2000	<p>North Sound Bank and Frontier Bank merge (thereafter operating as Frontier Bank). Many maps in the LAMIRD process continue to label the property as owned by North Sound Bank. Report does not appear to be used in setting LAMIRD boundary.</p>	
10/6/2001	<p>Site-specific Comprehensive Plan amendment application (docket #010517-006) staff report recommending denial of request to redesignate 4 acres (of 13-acre parcel #272702-2-010-2006) from Rural Residential (RR) to Commercial/Neighborhood Commercial (C/NC).</p> <ul style="list-style-type: none"> • Report references a wetland study that shows how development can occur on 4-acres with mitigation and minimal environmental degradation. This is likely the earlier version of the wetland reports approved under SDAP Grading Permit #03-09195 	
6/10/2002	<p>Ordinance 274-2002 amended Comprehensive Plan and Zoning Maps</p> <ul style="list-style-type: none"> • Commercial/ Neighborhood Commercial (C/NC, in red) added to SE corner property (parcel #272702-2-010-2006) splitting the property into three designations/zones • The Board also directed staff to “conduct a planning study of this area to determine whether it should be a LAMIRD” 	
2/17/2003	<p>Wetland Analysis Report prepared for Frontier Bank regarding the SE corner property (parcel #272702-2-010-2006) submitted for 2003 SDAP Grading Permit #03-09195. Likely a revision of the 11/30/1998 report referenced on final short plat #7278. Report does not appear to be used in setting LAMIRD boundary.</p>	

<p>4/8/2003</p>	<p>Wetland Mitigation Plan prepared for Frontier Bank regarding the SE corner property (parcel #272702-2-010-2006) submitted for 2003 SDAP Grading Permit #03-09195</p>	
<p>5/13/2003</p>	<p>SDAP Grading Permit #03-09195 submitted (1st submittal) with preliminary site plan dated 4/17/03</p>	
<p>5/20/2003</p>	<p>Staff report regarding establishing LAMIRDs for George's Corner and Pioneer Way</p> <ul style="list-style-type: none"> • Prepared in response to Ordinance 274-2002 • Recommending creating a LAMIRD at George's Corner • Proposed a logical outer boundary (in blue) 	
<p>5/28/2003</p>	<p>Wetland delineation and mitigation plan (dated 4/8/2003) for SE corner property (parcel #272702-2-010-2006) reviewed and approved under 2003 SDAP Grading Permit #03-09195. Report does not appear to be used in setting LAMIRD boundary.</p>	
<p>6/10/2003</p>	<p>DCD comment letter regarding the first submittal for the 2003 SDAP Grading Permit #03-09195 (submitted 5/13/2003) includes the following: "It appears that the Comprehensive and Zoning maps show the subject property as being designated Neighborhood Commercial on the corner, Rural Residential (1-dwelling unit per 5 acres) to the south of the project site and Rural Protection (1-dwelling unit per 10 acres) to the east. The civil site plan should clearly show zoning boundaries consistent with the adopted land use map."</p>	

<p>7/14/2003</p>	<p>2nd submittal on 2003 SDAP Grading Permit #03-09195 received with a drawing labelled “preliminary short plat map” depicting the zoning boundary, buffer areas, wetland areas, etc</p> <ul style="list-style-type: none"> The “zoning area” is the same as depicted in final plat #7278 (approved 11/9/2005) and does not match official 2002 or 2003 zoning maps 	 <p>The diagram is a site plan showing various land use designations. It includes a 'ZONING HATCH' area at the top, a 'WETLAND HATCH' area on the right, a 'CONSERVATION EASEMENT' on the left, a 'PROPERTY LINE' in the center, and a 'SLOPE & UTILITIES EASEMENT HATCH' at the bottom. Other labels include '100' BUFFER', 'WETLAND HATCH', '50' BUFFER', and 'UP AND 14.500 ST.'.</p>
<p>7/22/2003</p>	<p>2003 SDAP Grading Permit #03-09195 note to file: “It was determined that there was a discrepancy between the Comprehensive Plan Map and what was adopted by the Board of Commissioners. The map will be amended as per the legal description.” This legal description could not be found in the official record.</p>	
<p>9/8/2003</p>	<p>Resolution 168-2003 adopted “approving map corrections identified in the 2003 Kitsap County Comprehensive Plan Annual Review Process”</p> <ul style="list-style-type: none"> Does not include the SE corner property (parcel #272702-2-010-2006) 	
<p>9/19/2003</p>	<p>2003 SDAP Grading Permit #03-09195 note to file: “The Board of County Commissioners approved a site-specific comprehensive plan amendment to change the corner portion of the property to Neighborhood Commercial outside the wetlands in 2002. Frontier Bank’s proposal is to apply for land use later and construct berms and install landscaping for screening along the State Highway and Miller Bay Road. The applicant submitted a preliminary site plan with their Site Development Activity Permit for grading that was reviewed by Planning and Environmental Division. The US Army Corps of Engineers and Wiltermood Associates, wetland consultants was involved with the project due to size of the restoration and off-site wetland enhancement/mitigation.” Report does not appear to be used in setting LAMIRD boundary.</p>	
<p>9/22/2003</p>	<p>Letter from Gary Lindsey regarding site-specific amendment #03-06328 (Bjarnson) on NW corner</p> <ul style="list-style-type: none"> A map of the cross-roads area was attached showing general site plans for the NE, SW, and SE corners. The site plan on parcel #272702-2-010-2006 is same as 2003 SDAP Grading Permit #03-09195 and similar to final short plat #7278 	 <p>The diagram shows a cross-section of a site plan with several labeled areas: 'ALBERTSON' at the top, 'BJARNSON' on the left, 'C/STORE' at the bottom left, 'IND. PARK' on the right, and 'FRONTIER BANK' at the bottom right. The plan shows building footprints, parking lots, and road layouts.</p>

George's Corner LAMIRD
Attachment C2

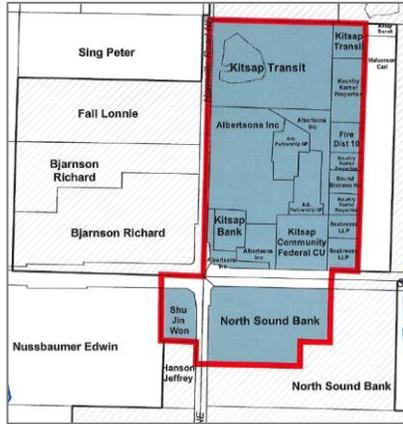
12/8/2003	<p>Ordinance 311-2003:</p> <ul style="list-style-type: none"> • Indicated the Planning Commission supported establishing a LAMIRD at George's Corner, but was divided regarding the boundary • Board determined the County did not follow the process established in the Comprehensive Plan for designating LAMIRDs • Board directed staff to re-visit the public participation process for designating a LAMIRD at George's Corner 	
3/8/2004	Resolution 038-2004 adopting annual Comp Plan amendment docket, including George's Corner LAMIRD	
3/29/2004	Resolution 038A-2004 amending annual Comp Plan amendment docket (did not change George's Corner LAMIRD language)	
4/14/2004 4/27/2004 5/11/2004 5/18/2004	George's Corner Boundary Advisory Group (BAG) meetings. Representatives/agents for SE corner property (parcel #272702-2-010-2006) participate.	
5/24/2004	BAG questionnaire response from Mike Clementz (Frontier Bank) suggests a LAMIRD boundary that "includes drainfield area" on the SE corner property (parcel #272702-2-010-2006) as well as additional property south. Shape is different than the George's Corner Boundary Advisory Group (BAG) alternatives and final short plat #7278.	

6/4/2004

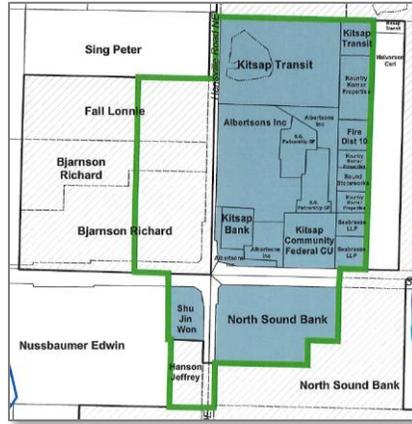
Staff Report regarding the George's Corner LAMIRD to Planning Commission.

- George's Corner Boundary Advisory Group (BAG) proposed 4 alternatives for the Logical Outer Boundary (LOB) of the LAMIRD (Attachment 9 to staff report)

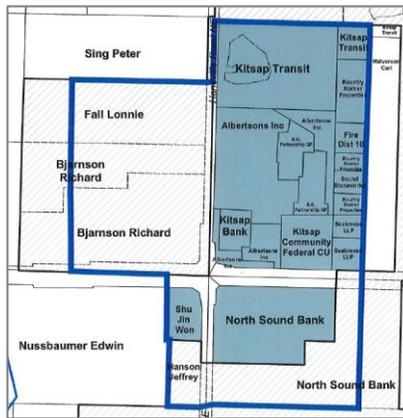
Alternative 1



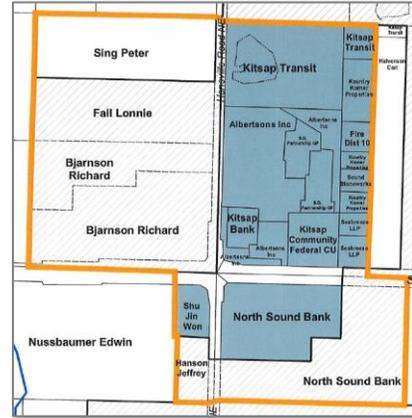
Alternative 2



Alternative 3



Alternative 4



- Staff recommended a different LOB for the LAMIRD (Attachment 11 to staff report)



<p>10/25/2004</p>	<p>George's Corner LAMIRD adopted by Ordinance 326-2004</p> <div data-bbox="375 233 1377 569" style="border: 1px solid black; padding: 5px;"> <p>Section 9. NOW THEREFORE , BE IT FURTHER ORDAINED, that the Kitsap County Board of Commissioners, based on the foregoing findings, does hereby:</p> <p>1) Adopt the 2004 Text and Policy Revisions relating to the George's Corner LAMIRD as amended in Attachment 1. The Board hereby designates George's Corner as a LAMIRD, and redesignates/rezones the property within the LAMIRD boundary as Neighborhood Commercial, subject to a Boundary Line Adjustment for the Bjamson property, as set out in the June 4, 2004, staff report. The Zoning Code shall also include a provision that requires any new development or redevelopment within the George's Corner LAMIRD to be consistent with the character of the existing area in terms of building size, scale, use or intensity.</p> </div> <p>LAMIRD boundary (in orange), Neighborhood Commercial zone (in pink), Rural Residential zone (in light green), and Rural Protection zone (in dark green).</p> <div data-bbox="1097 583 1403 926" style="text-align: right;"> </div>
<p>12/9/2004</p>	<p>Conditional use permit (#04-20132) application submitted for Rite Aid/O'Dell's Corner Master Plan on SE corner (parcel #272702-2-010-2006)</p>
<p>12/28/2004</p>	<p>Ordinance 326-2004 appealed regarding the Logical Outer Boundary for the George's Corner LAMIRD (Central Puget Sound Growth Management Hearings Board Case No. 04-3-0031c)</p>
<p>6/28/2005</p>	<p>Appeal of Ordinance 326-2004 regarding the Logical Outer Boundary for the George's Corner LAMIRD dismissed (Central Puget Sound Growth Management Hearings Board Case No. 04-3-0031c)</p>
<p>7/13/2005</p>	<p>Preliminary Short Plat #7278 application submitted (parcel #272702-2-010-2006)</p> <ul style="list-style-type: none"> • "zoning line" shown on plat does not match official zoning map • Lot C configuration is different than final plat (approved 11/9/2005) <div data-bbox="883 1247 1409 1591" style="text-align: right;"> </div>
<p>10/31/2005</p>	<p>Preliminary Short Plat #7278 approved</p>
<p>11/9/2005</p>	<p>Final Short Plat #7278 application submitted (parcel #272702-2-010-2006)</p>

<p>11/30/2005</p>	<p>Final Short Plat #7278 (AFN 200511300408) approved</p> <ul style="list-style-type: none"> • Subdividing parcel #272702-2-010-2006 into 4 parcels • Parcel lines did not align with land use and zoning boundaries • “zoning line” shown on plat does not match official zoning map 	
<p>5/17/2006</p>	<p>Conditional use permit (#04-20132) approved by Hearing Examiner for Rite Aid/O’Dell’s Corner Master Plan on SE corner (parcel #272702-2-010-2006)</p>	
<p>2/2/2015</p>	<p>Site-specific Comprehensive Plan Amendment #15-00378 (DJM Construction) submitted for parcel #272702-2-047-2003 (Lot D of Short Plat #7278).</p> <ul style="list-style-type: none"> • The proposed amendment is to shift the Neighborhood Commercial designation from the area inside the LAMIRD boundary (purple area between black lot line and red LAMIRD boundary, which is wetland, to a developable area of equal size fronting either SR-104 or Miller Bay Road. • The application claims this portion of “the commercial zoning was erroneously mislocated intially in a wetland buffer” and that “this appears to have been an initial mapping error”. 	
<p>3/2/2016</p>	<p>Staff report recommends denial of Site-specific Comprehensive Plan Amendment #15-00378 (DJM Construction) and recommends rezoning all of parcel #272702-2-047-2003 (Lot D of Short Plat #7278) to Rural Protection.</p>	
<p>6/27/2016</p>	<p>Ordinance 534-2016 adopted, denying site-specific Comprehensive Plan amendment #15-00378 (DJM Construction) on parcel #272702-2-047-2003 (Lot D of Short Plat #7278).</p>	

Comparison of Allowed Uses

Categorical Use		Neighborhood Commercial	Rural Residential	Rural Protection
Residential Uses				
100	Accessory dwelling units	--	C	C
102	Accessory living quarters	--	P	P
104	Accessory use or structure	P	P	P
106	Adult family home	--	ACUP / P	ACUP / P
108	Bed and breakfast house or vacation rental	ACUP / C	ACUP / C	ACUP / C
109	Boarding house	P	--	--
110	Caretaker's dwelling	ACUP	--	--
112	Convalescent home or congregate care facility	C	--	--
114	Cottage housing developments	--	--	--
116	Dwelling, duplex	P	P	P
118	Dwelling, existing	P	P	P
120	Dwelling, multifamily	P	--	--
122	Dwelling, single-family attached	P	C	C
124	Dwelling, single-family detached (includes manufactured homes)	P	P	P
126	Guest house	--	P	P
128	Home business	ACUP	ACUP	ACUP
130	Hotel/motel	C	--	--
132	Mobile homes	--	P	P
134	Residential care facility	--	--	--
Commercial/Business Uses				
200	Accessory use or structure	P	P	P
202	Adult entertainment	--	--	--
204	Ambulance service	C	--	--
206	Auction house	--	--	--
208	Auto parts and accessory stores	P	--	--
210	Automobile rentals	P	--	--
212	Automobile repair and car washes	ACUP	--	--
214	Automobile service station	ACUP	--	--
216	Automobile, recreational vehicle or boat sales	--	--	--
218	Nonmotorized recreation rentals	P	--	--
220	Boat/marine supply stores	--	--	--
222	Brew pubs	ACUP	--	--
224	Clinic, medical	ACUP	--	--
226	Conference center	--	--	--
228	Custom art and craft stores	P	--	--
230	Day-care center	P	C	C
232	Day-care center, family	ACUP	P	P
234	Drinking establishments	C	--	--

Categorical Use		Neighborhood Commercial	Rural Residential	Rural Protection
236	Engineering and construction offices	P	--	--
238	Espresso stands	P	--	--
240	Equipment rentals	--	--	--
242	Farm and garden equipment and sales	--	--	--
244	Financial, banking, mortgage and title institutions	P	--	--
245	Fitness center	--	--	--
246	General office and management services – less than 4,000 s.f.	P	--	--
248	General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--
250	General office and management services – 10,000 s.f. or greater	--	--	--
252	General retail merchandise stores – less than 4,000 s.f.	P	--	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	--	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--
262	Kennels or pet day-cares	C	C	C
264	Kennels, hobby	P	P	P
266	Laundromats and laundry services	P	--	--
268	Lumber and bulky building material sales	--	--	--
270	Mobile home sales	--	--	--
272	Nursery, retail	ACUP	C	C
274	Nursery, wholesale	ACUP	P	P
276	Off-street private parking facilities	ACUP	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	P	--	--
280	Pet shop – retail and grooming	ACUP	--	--
282	Research laboratory	--	--	--
284	Restaurants	P	--	--
286	Restaurants, high-turnover	C	--	--
288	Recreational vehicle rental	--	--	--
290	Temporary offices and model homes	--	ACUP	ACUP

Categorical Use		Neighborhood Commercial	Rural Residential	Rural Protection
292	Tourism facilities, including outfitter and guide facilities	P	--	--
294	Tourism facilities, including seaplane and tour boat terminals	--	--	--
296	Transportation terminals	C	--	--
298	Veterinary clinics/animal hospitals	ACUP	C	C
Recreational/Cultural Uses				
300	Accessory use or structure	P	P	P
302	Amusement centers	C	--	--
304	Carnival or circus	C	--	--
306	Club, civic or social	ACUP	C	C
308	Golf courses	ACUP	C	C
310	Marinas	ACUP	--	--
312	Movie/performance theaters, indoor	ACUP	--	--
314	Movie/performance theaters, outdoor	--	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	--	--
318	Parks and open space	P	P	P
320	Race track, major	--	--	--
322	Race track, minor	--	--	--
324	Recreational facilities, private	ACUP	C	C
326	Recreational facilities, public	ACUP	ACUP	ACUP
328	Recreational vehicle camping parks	C	C	C
330	Zoo	--	--	--
Institutional Uses				
400	Accessory use or structure	P	P	P
402	Government/public structures	ACUP	ACUP	ACUP
404	Hospital	--	--	--
406	Places of worship	C	C	C
408	Private or public schools	C	C	C
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots	ACUP	C	C
Industrial Uses				
500	Accessory use or structure	P	P	P
502	Air pilot training schools	--	--	--
504	Assembly and packaging operations	--	--	--
506	Boat yard	--	--	--

Categorical Use		Neighborhood Commercial	Rural Residential	Rural Protection
508	Cemeteries, mortuaries, and crematoriums	C	C	C
510	Cold storage facilities	--	--	--
512	Contractor's storage yard	--	C	C
514	Food production, brewery or distillery	--	--	--
516	Fuel distributors	--	--	--
518	Helicopter pads	--	--	--
520	Manufacturing and fabrication, light	--	--	--
522	Manufacturing and fabrication, medium	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--
526	Manufacturing and fabrication, hazardous	--	--	--
528	Recycling centers	--	--	--
530	Rock crushing	--	--	--
532	Slaughterhouse or animal processing	--	--	--
534	Storage, hazardous materials	--	--	--
536	Storage, indoor	--	--	--
538	Storage, outdoor	--	--	--
540	Storage, self-service	C	--	--
542	Storage, vehicle and equipment	--	--	--
544	Top soil production, stump grinding	--	C	C
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.	--	--	--
550	Warehousing and distribution	--	--	--
552	Wrecking yards and junk yards	--	--	--
Resource Land Uses				
600	Accessory use or structure	P	P	P
602	Aggregate extractions sites	--	C	C
606	Aquaculture practices	C	C	C
608	Forestry	P	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--	--