



1 **Attachment A: Planning Commission Findings of Fact**
2 **FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE KITSAP COUNTY**
3 **PLANNING COMMISSION, TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT, REGARDING**
4 **ONE PROPOSED CODE AMENDMENT TO KITSAP COUNTY CODE TITLE 17 'ZONING'.**

5
6 The Kitsap County Planning Commission finds as follows:

- 7 1) Kitsap County is subject to the requirements of the Washington State Growth Management
8 Act (GMA), Chapter 36.70A RCW.
- 9 2) The GMA, RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and
10 development regulations be reviewed and, if needed, revised at least every 8-years. The
11 most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap
12 County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016.
- 13 3) The GMA, RCW 36.70A.130(1), also mandates that Kitsap County's Comprehensive Plan and
14 development regulations be subject to continuing review and evaluation.
- 15 4) The Department of Community Development originally proposed three amendments to
16 Kitsap County Code intended to increase consistency with Comprehensive Plan policies and
17 Countywide Planning policies. After public hearing, two amendments were withdrawn by
18 the Department of Community Development prior to the Planning Commission's
19 deliberation on the proposed amendments.
- 20 5) The amendment process began on October 4, 2017 with a briefing between the Board of
21 County Commissioners and the Department of Community Development.
- 22 6) A public comment period on the proposed amendment to Kitsap County Code was open
23 October 19, 2017 through November 30, 2017. Twelve comments were received through
24 verbal testimony and written comment, five of which pertained to the code amendment
25 regarding maximum lot size regulations.
- 26 7) Public outreach regarding the proposed amendment to Kitsap County Code was conducted
27 through a dedicated and up-to-date web page, direct notification to over 22,000 subscribers
28 to various Kitsap County notification lists (GovDelivery & NextDoor), and meetings with
29 various interested parties.
- 30 8) On October 17, 2017, the Kitsap County Planning Commission held a regularly scheduled
31 and properly noticed work study session to review the proposed amendment to Kitsap
32 County Code.



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

- 1 9) On November 14, 2017, following effective and timely legal notice, the Kitsap County
2 Planning Commission held a public hearing to accept testimony on the proposed
3 amendment to Kitsap County Code.

- 4 10) The Kitsap County Planning Commission considered the proposed amendment to Kitsap
5 County Code on December 19, 2017, a regularly scheduled meeting and properly noticed,
6 and recommended approval through a commission vote of six in favor and two opposed.

- 7 11) The proposed amendment to Kitsap County Code is consistent with GMA, Kitsap County-
8 wide Planning Polices, the Kitsap County Comprehensive Plan, and other applicable
9 requirements.

- 10 12) The proposed amendment to Kitsap County Code promote the public interest and welfare
11 of the citizens of Kitsap County, and should be approved.

12 **NOW THEREFORE**, the Kitsap County Planning Commission recommends to the Department of
13 Community Development as follows:

14 **RECOMMENDATION: Adopt the proposed amendments to Kitsap County Code attached**
15 **hereto as Appendix A and incorporated herein by this reference:**

16 **APPROVED BY THE PLANNING COMMISSION OF KITSAP COUNTY, WASHINGTON, AT A REGULAR**
17 **MEETING THEREOF, HELD THIS 16ND DAY OF JANUARY 2018.**

18
19 **BY** _____
20 **ROBERT BAGLIO, CHAIR**



MAXIMUM LOT SIZE

17.420.060 Footnotes for Tables.

A. Where noted on the preceding tables, the following additional provisions apply:

25. For new building permit applications on vacant lots over eighteen thousand square feet located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum lot size shall not exceed nine thousand square feet; ~~provided, however, that this restriction shall not apply if it conflicts with a condition imposed through subdivision approval.~~ This restriction shall not apply if:

a. The net developable area of the existing parcel is less than eighteen thousand square feet; or

~~a.~~b. The project application will meet minimum density requirements as established by chapter 17.420 'Density, Dimensions, and Design'.