

TAB 10



Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Site-Specific Amendment 18-00431 (Ueland Tree Farm, LLC)

Report Date 6/25/2018
Hearing Date 7/17/2018 and 7/31/2018
Amendment Type Site-specific Amendment
Landowner Ueland Tree Farm, LLC
Applicant Mark Mauren
Request Change from Land Use: Forest Resource Lands
 Zoning: Forest Resource Lands Change to Land Use: Forest Resource Lands with Mineral Resource Overlay
 Zoning: Forest Resource Lands with Mineral Resource Overlay

Geographic Area Affected

Rural South Kitsap



<u>Parcel Tax Acct #</u>	<u>Acres</u>
242401-4-005-1008	20
242401-4-006-1007	20
242401-4-007-1006	20
242401-4-008-1005	20
192401-3-005-2005	16.57
Total	96.57

TDRs Required n/a
SEPA Determination of Non-Significance
Department Recommendation Adopt as proposed

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

1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic

development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Comprehensive Plan is mandated by the Washington State Growth Management Act (GMA, RCW 36.70A).

A. Authority

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

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

- Whether the proposed amendments are consistent with and supports other plan elements and or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;
- Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;
- Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
- Whether the proposed amendment complies with the requirements of the GMA.

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

B. Proposed Amendment

1. Change from (see Attachment A – Map 4A & Map 5A)

Comprehensive Plan Land Use Designation: Forest Resource Lands
Zoning Classification: Forest Resource Lands

The primary land use allowed within the forest resource lands designation and classification is commercial timber production and harvesting. This designation and classification is further intended to discourage activities and facilities which can be considered detrimental to the production and commercial harvest of timber.

2. Change to (see Attachment A – Map 4B & Map 5B)

Comprehensive Plan Land Use Designation:	Forest Resource Lands with a Mineral Resource Overlay
Zoning Classification:	Forest Resource Lands with a Mineral Resource Overlay

The mineral resource overlay designation and classification is intended to be a temporary designation to protect lands with identified mineral resources. The mineral resource overlay is also used to ensure the continued or future use of mineral resource lands without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare.

The Kitsap County Code (Section 17.170.065) establishes a framework for removing the Mineral Resource designation once mineral resource extraction has completed. Upon confirmation that the surface mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County would include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners would rescind the Mineral Resource Overlay designation and zoning classification, reverting the site back to the underlying Forest Resource Lands designation and classification.

C. Geographic Description

The site is located approximately 1 mile southwest of Kitsap Lake in unincorporated Kitsap County (see Attachment A - Map 1). The proposed amendment involves five parcels (242401-4-005-1008, 242401-4-006-1007, 242401-4-007-1006, 242401-4-008-1005, and 192401-3-005-2005) that total 96.57 acres. The site is adjacent to the Bremerton Urban Growth Area boundary on the south and the City of Bremerton boundary on the west.

The site is within the Ueland Tree Farm (UTF), an approximately 1,646-acre area that includes forestry, mining activities, and public trails. The site will contain a 39.2 acres basalt quarry that is anticipated to produce approximately 3.3 million cubic yards of commercial quality rock. The general vicinity includes the City of Bremerton Watershed located south and west of the site and the UTF on the east and north.

The site is located within the Chico Creek watershed. Portions of Heins Creek, a non-fish habitat stream, runs through the northeast and southeast portion of the site. In addition, a wetland is in the northeast corner of the site (see Attachment A – Map 3A). The northern and eastern portion of the site contains Category II Critical Aquifer Recharge Areas (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 applicant has demonstrated the site contains significant, commercial quality basalt rock deposits.
- The proposed amendment is consistent with the:
 - conditions of the Conditional Use Permit issued for the site (DCD File 07-449975);
 - conditions of the Conditional Use Permit modification issued for the site (DCD File 14-02844);
 - development agreement between the applicant and Kitsap County (Auditor File No. 201505290067);
 - provision of the Washington State Growth Management Act, the Washington Administrative Code, Kitsap County-wide Planning Policies, and Kitsap County Comprehensive Plan.

3. Other Alternatives Considered

The Department determined that consideration of alternatives was not needed for this application.

4. Analysis

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below. A

summary of the State Environmental Policy Act (SEPA) review of this amendment is located at the end of this section.

A. General Decision Criteria (KCC 21.08.070.A)

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

1. *How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;*

Staff Analysis: The applicant indicated that the site was inadvertently dropped from the 2016 Comprehensive Plan update process. The proposed amendment will also allow the applicant to fulfill the conditions of the approved Development Agreement between the applicant and Kitsap County (Auditor File No. 201505290067).

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: The applicant indicated that the site was inadvertently dropped from the 2016 Comprehensive Plan update process. The proposed amendment will also allow the applicant to fulfill the conditions of the approved Development Agreement between the applicant and Kitsap County (Auditor File No. 201505290067).

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

Staff Analysis: Approval of the request will enable significant, commercial quality rock deposits to be identified as mineral resource lands. Pursuant to the Washington Administrative Code (WAC), the designation of mineral resource lands should be based on the geology and the distance to market of potential mineral resource lands. The WAC also encourages mineral resources to be located relatively close to population centers and transportation networks to be cost effective and affordable to consumers.

B. Additional Decision Criteria (KCC 21.08.070.D)

In addition to the findings and conclusions above, a proposed site-specific map amendment may be recommended for approval by the Planning Commission and may be approved by the Board of Commissioners if the following findings are made:

1. *All Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.*
 - a. *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. The County issued a transportation certificate of concurrency for the site as part of the Conditional Use Permit approval and modification.

According to the approved Development Agreement, water to serve the site will be provided by the City of Bremerton. Sanitary sewer utilities will not be required within the site. All storm water mitigation conditions for the site were considered as part of the Conditional Use Permit approval and modification.

The 2016 Capital Facilities Plan identifies level of service deficiency for the South Kitsap School District deficiency within the 20-year planning horizon (see Table 1 below). The identified deficiency is not applicable to the proposed amendment because the Mineral Resource Overlay designation and classification will not generate new households.

Table 1 – Public Facilities

Public Facility	Provider	Concurrency Standard	Level of Service Standard
Transportation	Kitsap County	OK	OK
Water	City of Bremerton	OK	OK
Sewer	City of Bremerton	OK	OK
Solid Waste	Kitsap County	<i>n/a</i>	OK
Police	Kitsap County Sheriff	<i>n/a</i>	OK
Fire/EMS	Central Kitsap Fire & Rescue	<i>n/a</i>	OK
School	South Kitsap School District #402	<i>n/a</i>	OK Deficiency identified within 20-year planning horizon
Transit	Kitsap Transit	<i>n/a</i>	OK
Parks	Kitsap County	<i>n/a</i>	OK
Gov. Admin.	Kitsap County	<i>n/a</i>	OK

- b. *The proposed amendment is consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county;*

Staff Analysis: The amendment is consistent with the goals and policies of the Kitsap County Comprehensive Plan and reflects the local circumstances of the County. The Kitsap County Comprehensive Plan generally encourages appropriate mineral resource lands be identified by landowners, until such time that a more comprehensive geologic study of county-wide mineral resources is completed. In addition, the proposed amendment will promote a healthy and diverse economy by supporting a land use that provides living-wage jobs.

Consistent Goals and Policies

The amendment is particularly consistent with the following goals and policies:

- Land Use Policy 54. In accordance with RCW 36.70A.070(5)(c)...
 -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.
- Land Use Goal 15. Develop strategies for future use and compatibility for properties used for minerals.
- Land Use Policy 77. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, contain a notice that the site is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.
- Land Use Policy 78. Kitsap County should determine if adequate mineral resources are available for projected needs from currently designated mineral resource lands.
- Land Use Policy 79. Coordinate with the Washington State Department of Natural Resources (DNR) to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the Department of Natural Resources.
- Economic Development Goal 1. Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional

business and employment opportunities to attract new business to the County.

- Economic Development Policy 3. Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.
- c. *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 site is accessed from West Werner Road via timber hauling roadways on the UTF property. The City of Bremerton approved the road approach to Werner Road and imposed conditions deemed necessary to mitigate transportation impacts. In addition, Kitsap County issued a transportation certificate of concurrency for the site.

According to the approved Development Agreement with Kitsap County, water to serve the site will be provided by the City of Bremerton. Sanitary sewer utilities will not be required within the site. All storm water mitigation conditions for the site were considered as part of the Conditional Use Permit approval and modification.

According to available environmental data, the site contains high and moderate hazard areas due to a moderate risk for landslide and a high risk of erosion (see Attachment A – Map 3A). In addition, the northern and eastern portion of the site contains Category II Critical Aquifer Recharge Areas (See Attachment A – Map 3B). Portions of Heins Creek, a non-fish habitat stream, runs through the northeast and southeast portion of the site. In addition, a wetland is in the northeast corner of the site (see Attachment A – Map 3A).

As indicated in Table 2, the site is surrounded entirely by forested lands that are managed for timber production or resource protection. The closest residential development in the immediate vicinity is approximately 1 mile east of the site.

Table 2 – Adjacent Land Uses & Zoning

	Current Categorical Use of the Land (KCC 17.410)	Current Land Use Designation	Current Zoning Classification
North	608. Forestry;	Forest Resource Lands and Rural Wooded	Forest Resource Lands and Rural Wooded
South	410. Public facilities and electric power and natural gas utility facilities, substations, ferry	Public Facilities	Urban Restricted

	terminals, and commuter park-and-ride lots; 608. Forestry;		
East	608. Forestry;	Rural Wooded	Rural Wooded
West	410. Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots; 608. Forestry;	Watershed (City of Bremerton)	Watershed (City of Bremerton)

Table 3 – Comparison of Key Density & Dimension Standards (KCC 17.420)

	Current Zone	Proposed Zone
Minimum density (DU/Ac)	n/a	n/a
Maximum density (DU/Ac)	n/a	n/a
Minimum lot size	40 acres	20 acres
Maximum lot size	n/a	n/a
Front setback	140 feet	50 feet
Side setback	20 feet	n/a
Rear setback	20 feet	n/a
Maximum building height (feet)	35 feet	n/a

The following uses will be newly allowed upon the approval of this amendment:

- recreational/cultural uses – club, civic or social; and
- industrial uses including various types of storage and light manufacturing.

The following uses will be newly prohibited upon the approval of this amendment:

- residential uses including new dwelling units and home businesses.

For a full comparison of allowed uses, see Attachment C1.

- d. The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county;*

Staff Analysis: The proposed amendment will not affect the growth projections upon which the Comprehensive Plan is based. The proposed amendment is intended to be a temporary designation to protect lands with identified mineral resources. The Kitsap County Code (Section 17.170.065) establishes a framework for removing the Mineral Resource designation once mineral resource extraction has completed. Upon confirmation that the surface

mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County will include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners will rescind the Mineral Resource designation and zoning classification, reverting the site back to the underlying Forest Resource Lands zone and designation.

- e. *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; and*

Staff Analysis: The site is not located within an Urban Growth Area and would not materially affect the adequacy or availability of urban facilities and services (see Staff Analysis in Section B.1.a.).

- f. *The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.*

Staff Analysis: Staff reviewed and determined the amendment is consistent with the Growth Management Act (GMA) (RCW 36.70A), Kitsap County-wide Planning Policies, state and local laws, and other applicable inter-jurisdictional policies and agreements.

Consistent Goals and Policies

The amendment is particularly consistent with the following goals and policies:

- Revised Code of Washington 36.70A.131 for mineral resource lands review of related designations and development regulations.
- Revised Code of Washington 36.70A.170 for natural resource lands and critical areas designations.
- Revised Code of Washington 78.44 for surface mining.
- Washington Administrative Code 332-18 for surface mine reclamation.
- Washington Administrative Code 365-190-70 for minimum guidelines to classify agriculture, forest, mineral lands, and critical areas.

All Site-Specific Amendment Requests Regarding Parcels located within an associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas).

Staff Analysis: The criteria in KCC 21.08.070.D.2 are not applicable to the proposed amendment and are therefore not recited here.

2. Rural Commercial/Industrial and Type III LAMIRD Site-Specific Amendment Requests.

Staff Analysis: The criteria in KCC 21.08.070.D.3 are not applicable to the proposed amendment and are therefore not recited here.

3. Requests Within the Rural Area Not Pertaining to Commercial or Industrial Requests.

If applicable, each of the following requirements must be satisfied for a recommendation of approval:

- a. *Any proposed amendments to rural and natural resource areas shall not substantially affect the rural/urban population balance;*

Staff Analysis: The proposed amendment will not materially affect the growth projections upon which the Comprehensive Plan is based. The proposed amendment is intended to be a temporary designation to protect lands with identified mineral resources. No housing development is proposed or allowed under the proposed designation. Furthermore, the Kitsap County Code (Section 17.170.065) establishes a framework for removing the Mineral Resource designation once mineral resource extraction has completed. Upon confirmation that the surface mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County will include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners will rescind the Mineral Resource Overlay designation and zoning classification, reverting the site back to the underlying Forest Resource Lands designation and classification.

- b. *Any proposed change to land designated as natural resource land 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:*

- i. *A substantial change in circumstances pertaining to the Comprehensive Plan or public policy;*

Staff Analysis: Not applicable.

- ii. *A substantial change in circumstances beyond the control of the landowner pertaining to the subject site;*

Staff Analysis: Not applicable.

- iii. *An error in initial designation; and/or*

Staff Analysis: The applicant indicated that the site was inadvertently dropped from the 2016 Comprehensive Plan update process. The proposed

amendment will also allow the applicant to fulfill the conditions of the approved Development Agreement between the applicant and Kitsap County (Auditor File No. 201505290067). The proposed amendment is intended to be a temporary designation to protect lands with identified mineral resources. Upon confirmation that the surface mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County will include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners will rescind the Mineral Resource Overlay designation and zoning classification, reverting the site back to the underlying Forest Resource Lands designation and classification.

iv. New information on natural resource land or critical area status.

Staff Analysis: Not applicable.

C. State Environmental Policy Act (SEPA)

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

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper (6/29/2018); and
- Mailed to property owners within 800 feet of the subject properties;
- Posted on the subject property; 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 proposed 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 proposed 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 proposed amendments. Based on public comments, the Board of Commissioners added a review of affordable housing policies to the docket of proposed 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 accustom area in Kitsap County.
- Legal notice announcing the docket of proposed 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.

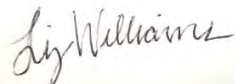
- During this public comment period, the public may learn more about this and other amendments by:
 - Visiting an [Online Open House](http://tinyurl.com/kitsap2018cpa) (<http://tinyurl.com/kitsap2018cpa>);
 - Attending one of the following Open Houses:
 - July 10, 2018 (5:30-7:30 PM) at the Village Green 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:



Liz Williams, Planner
(360) 337-5777
lwilliam@co.kitsap.wa.us

Report approved by:



Jim Bolger, Assistant Director
Department of Community Development

7. Attachments

A. Maps

1. Vicinity
2. Aerial Photo
- 3A. Critical Areas
- 3B. Critical Aquifer Recharge Areas
- 4A. Current Land Use Designation
- 4B. Proposed Land Use Designation

- 5A. Current Zoning Classification
- 5B. Proposed Zoning Classification
- Map Legends

B. State Environmental Policy Act (SEPA)

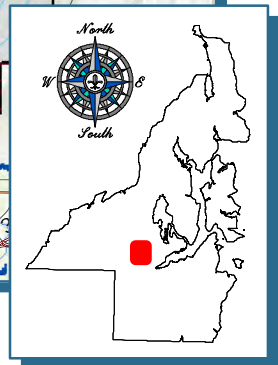
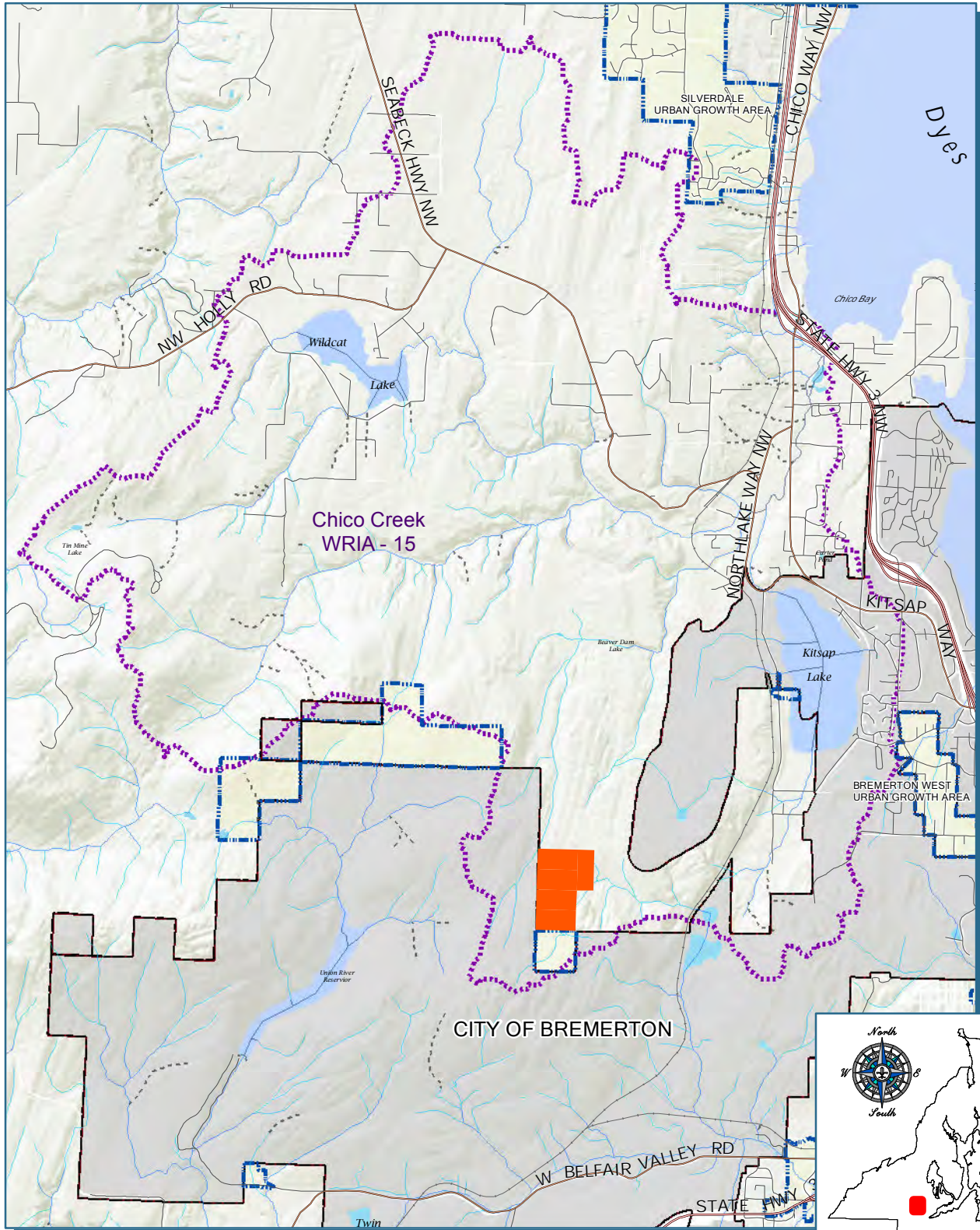
- 1. SEPA Determination
- 2. SEPA Checklist

C. Supplemental Materials

- 1. Comparison of Allowed Uses

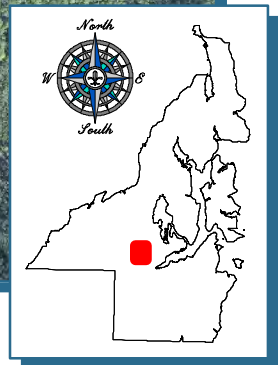
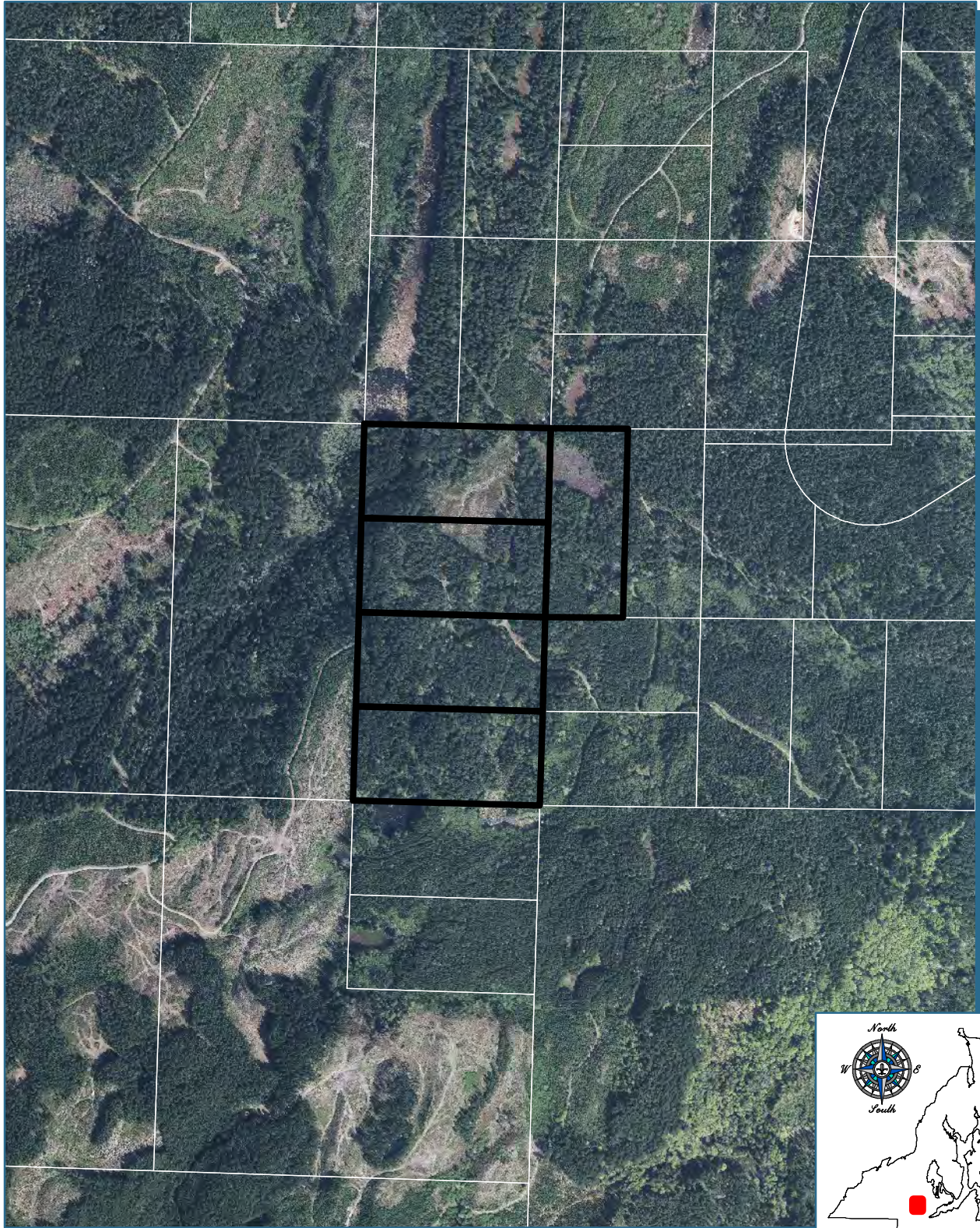


Map 1 - Vicinity 18-00431 (Ueland Tree Farm LLC)



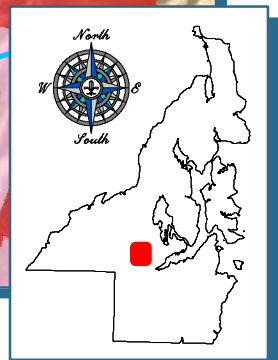
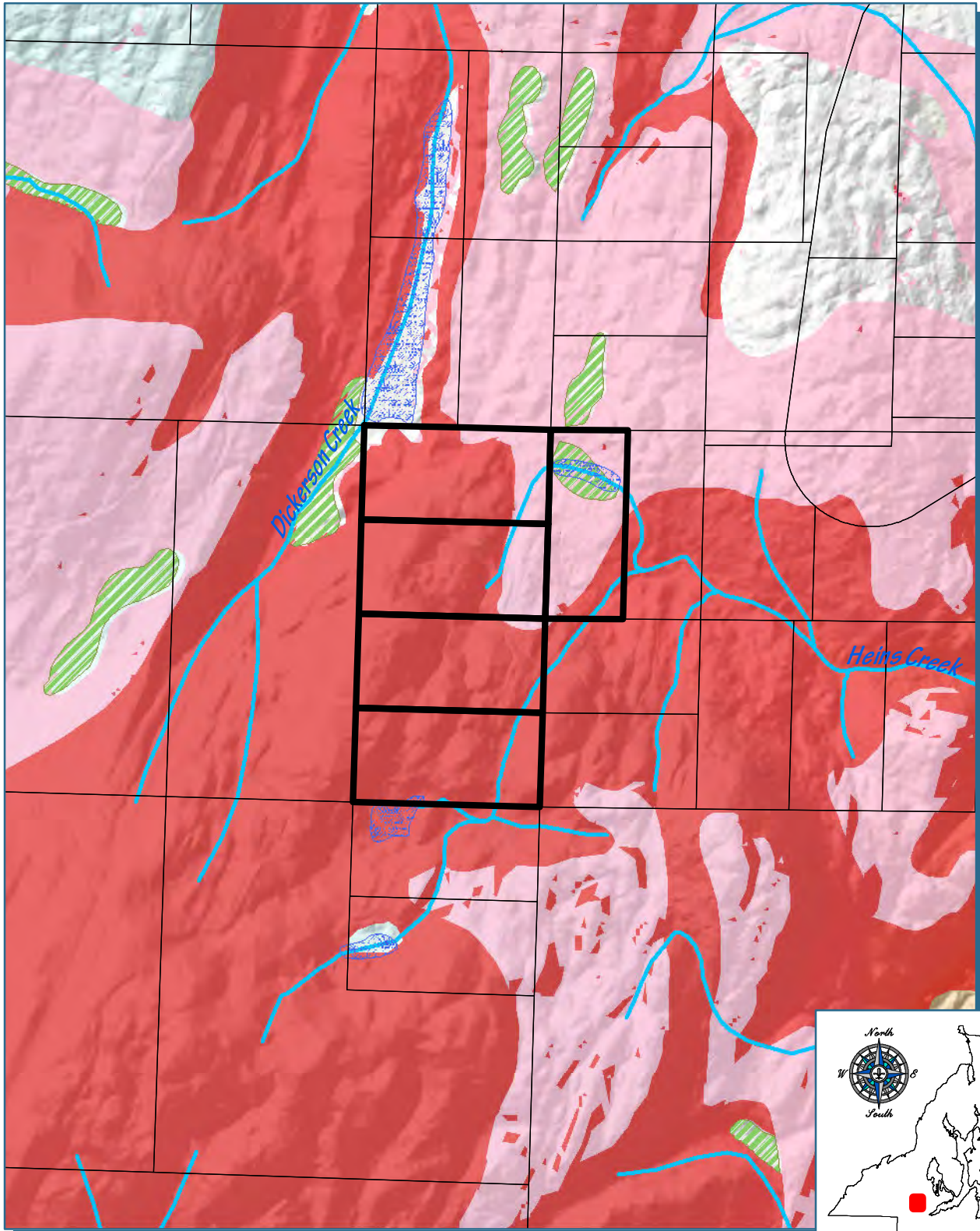


Map 2 - Aerial Photo (2015)
18-00431 (Ueland Tree Farm LLC)



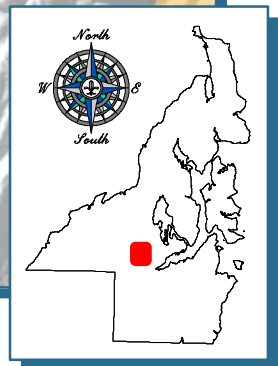
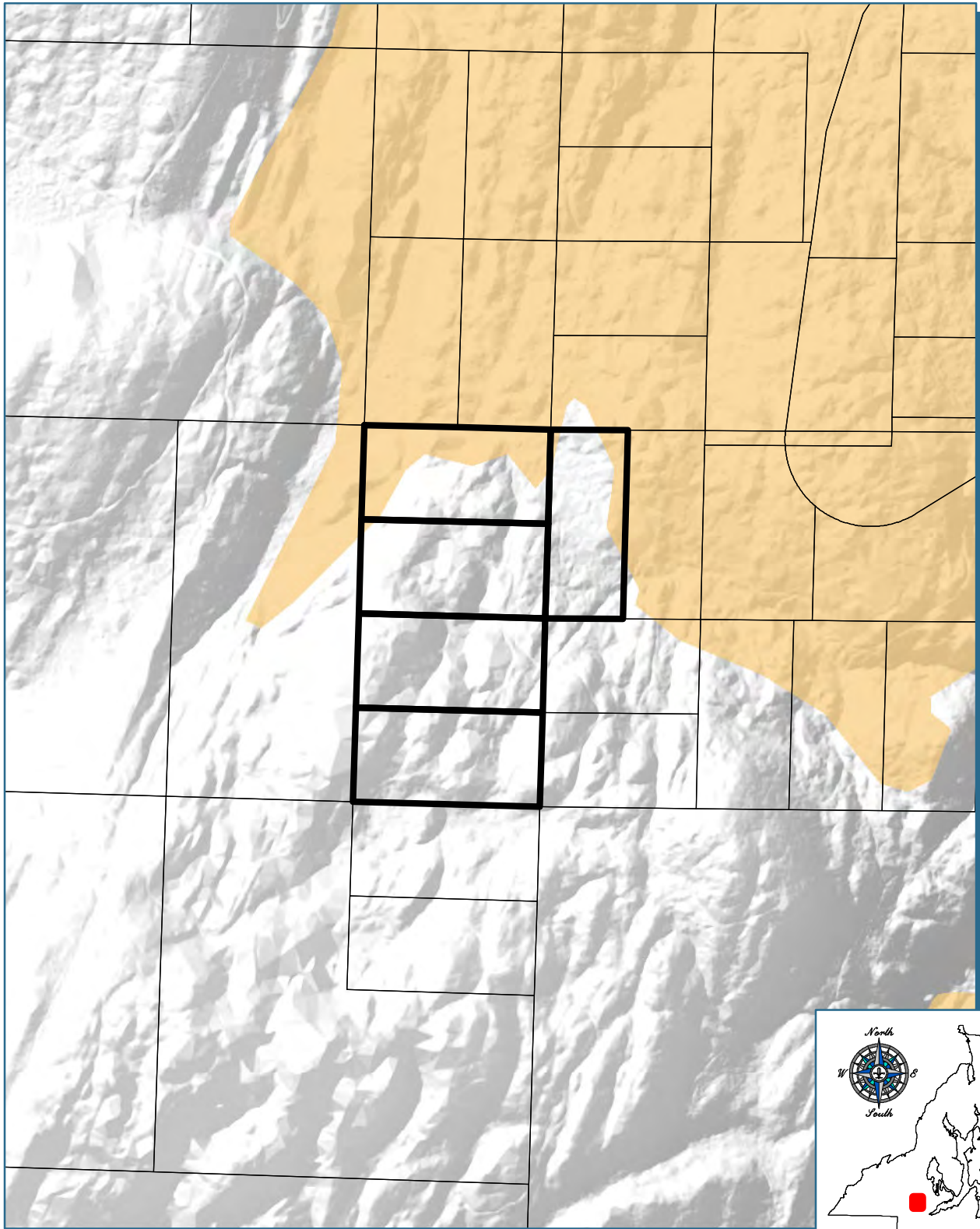


Map 3A - Critical Areas 18-00431 (Ueland Tree Farm LLC)



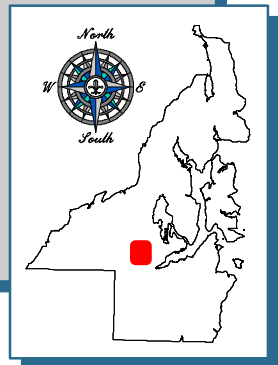
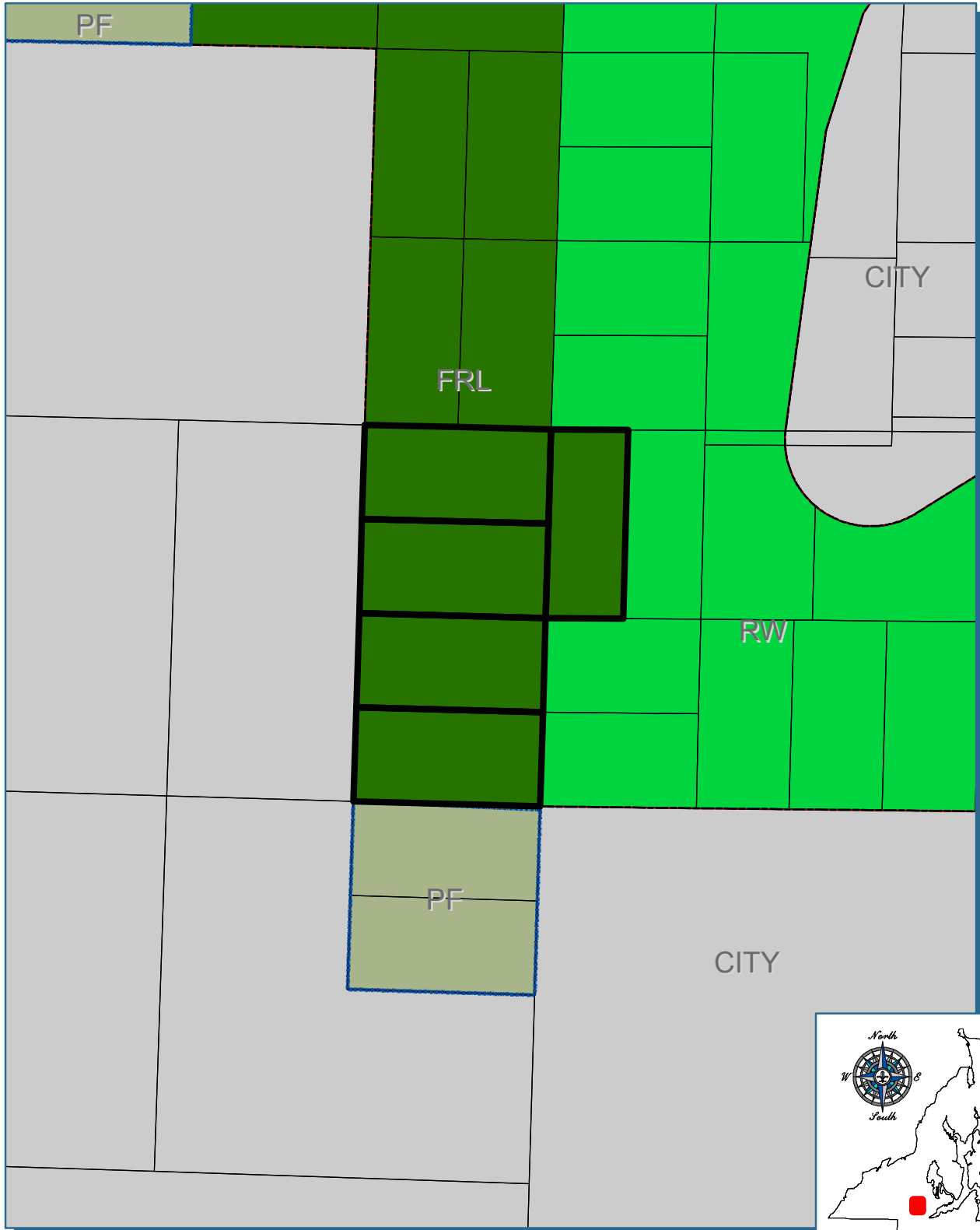


Map 3B - Critical Aquifer Recharge Areas 18-00431 (Ueland Tree Farm LLC)



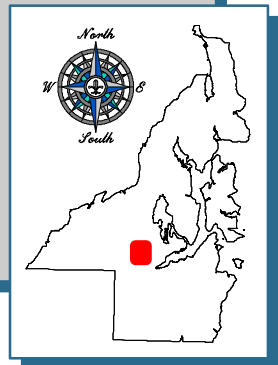
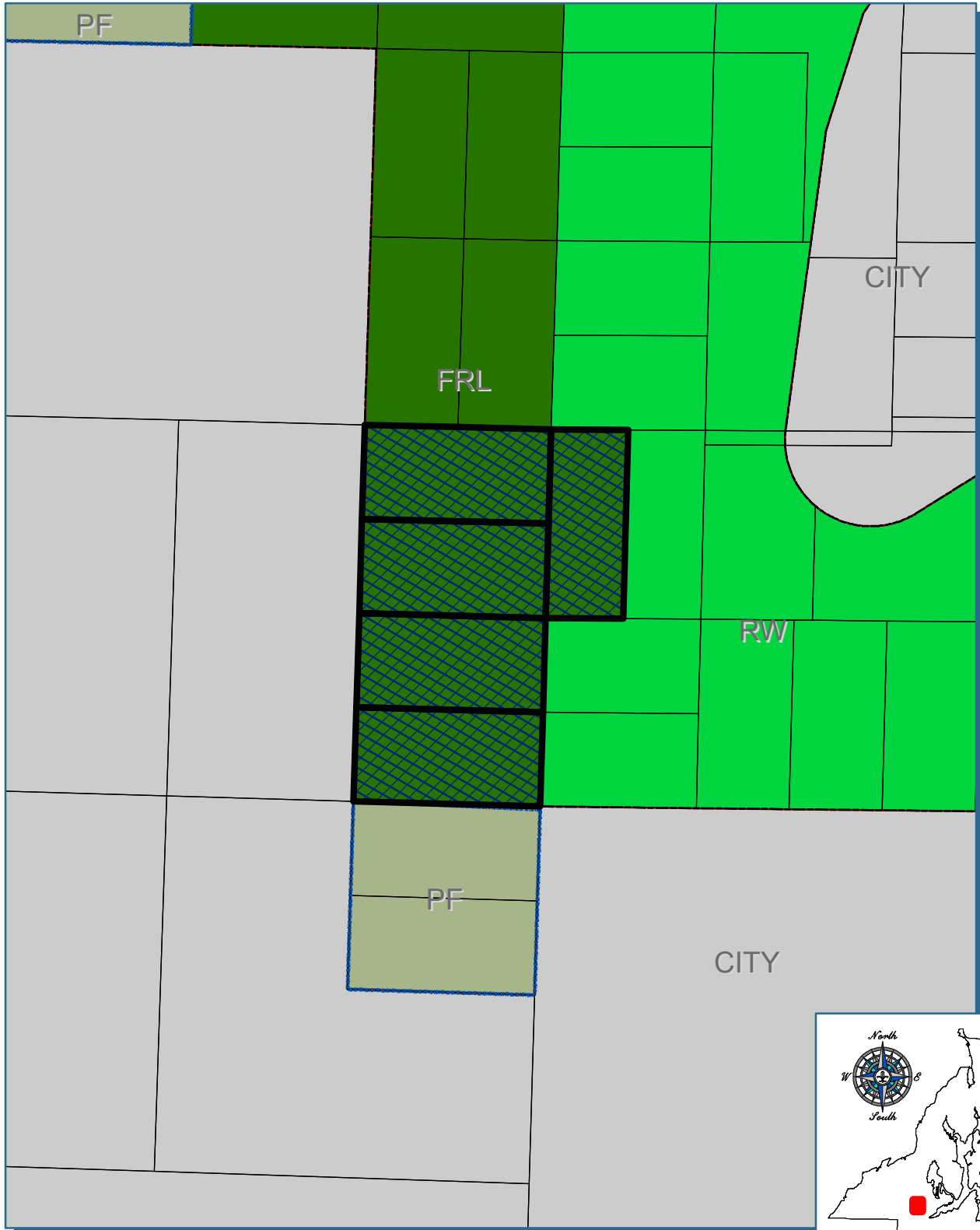


Map 4A - Current Land Use Designation Map
18-00431 (Ueland Tree Farm LLC)



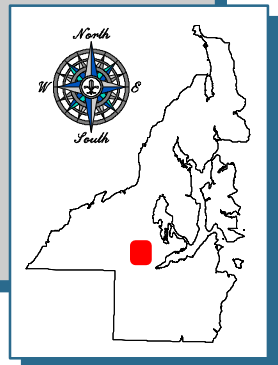
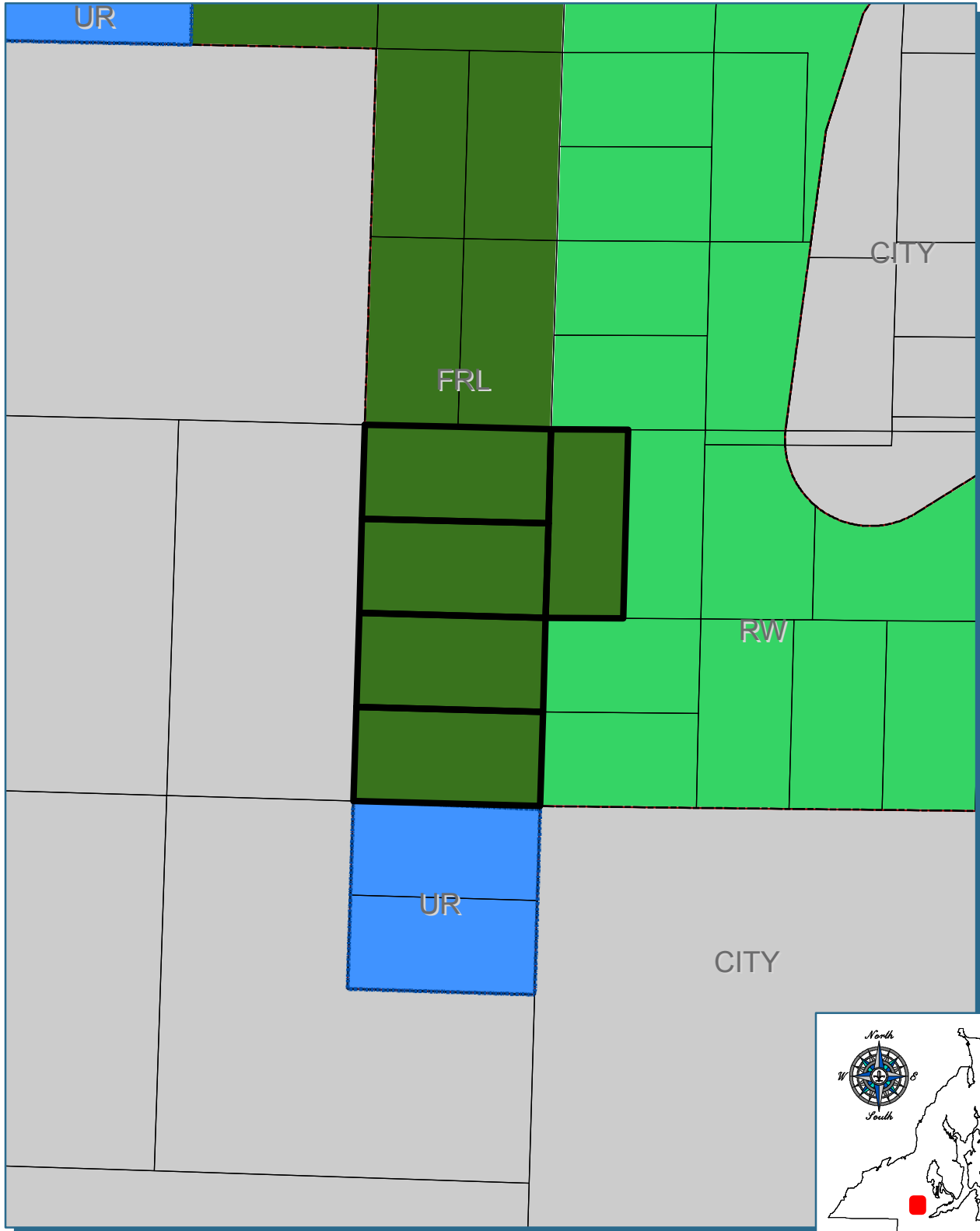


Map 4B - Proposed Land Use Designation Map
18-00431 (Ueland Tree Farm LLC)



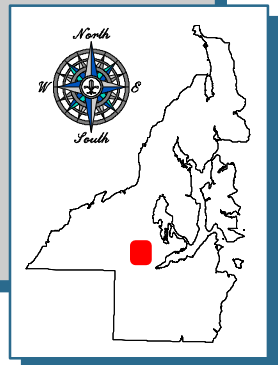
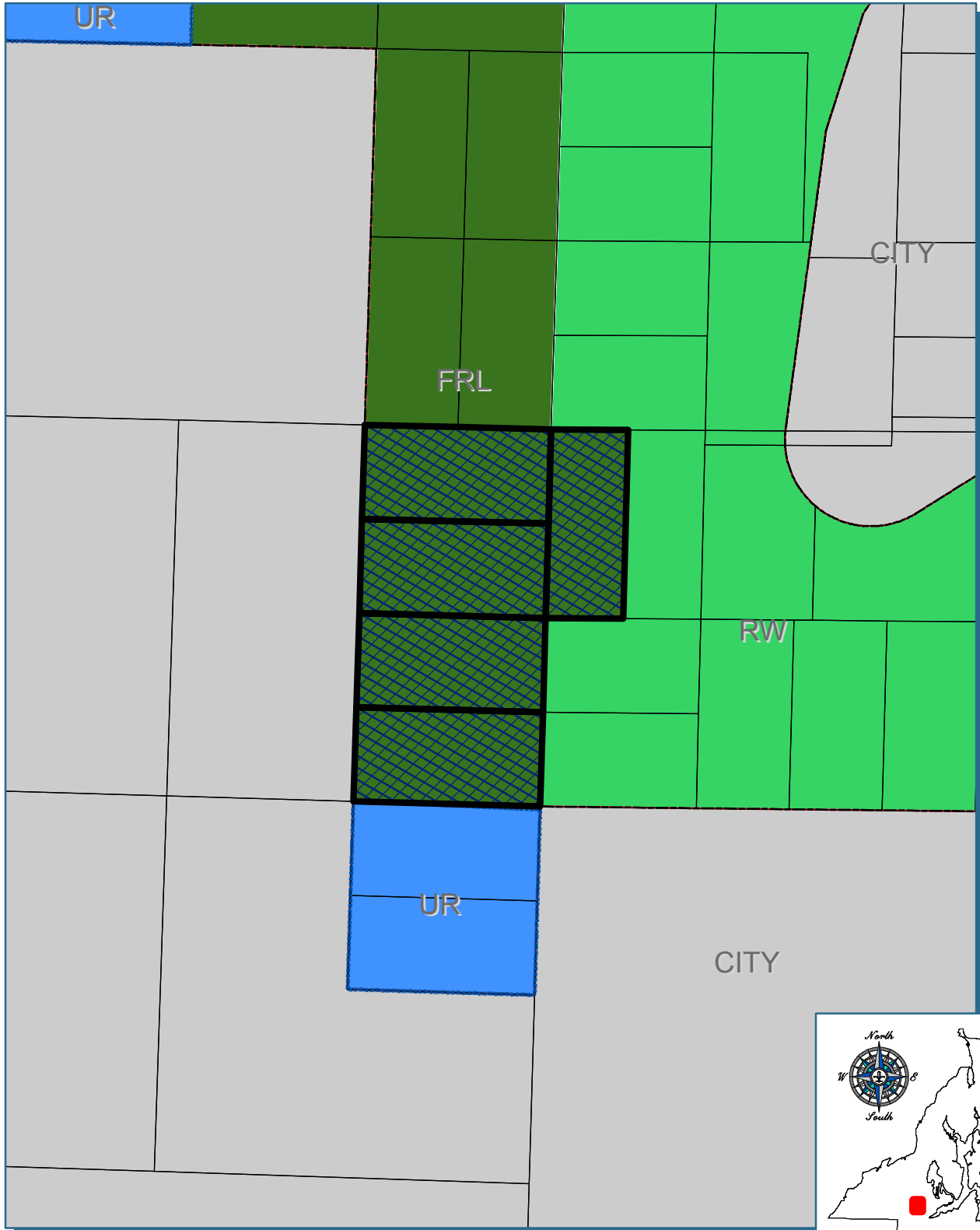


Map 5A - Current Zoning Classification Map
18-00431 (Ueland Tree Farm LLC)









Map 5B - Proposed Zoning Classification Map 18-00431 (Ueland Tree Farm LLC)








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



-  Rural Residential
-  Rural Protection
-  Rural Wooded
-  Forest Resource Lands
-  Mineral Resource Overlay
-  Rural Commercial

-  Rural Industrial







URBAN

-  Urban Industrial
-  Urban High-Intensity Commercial/Mixed Use
-  Urban Low-Intensity Commercial/Mixed Use
-  Urban Low-Density Residential
-  Urban Medium-Density Residential
-  Urban High-Density Residential
-  Poulsbo Urban Transition Area



LAMIRD

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

OTHER

-  Incorporated City
-  Military
-  Tribal Land
-  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

Placeholder For:
SEPA Determination



Kitsap County Department of Community Development

State Environmental Policy Act (SEPA) Review for a Site-Specific Amendment to the 2016 Kitsap County Comprehensive Plan

Thursday, June 12, 2018

Steve Heacock
SEPA Coordinator
619 Division Street, MS-36
Port Orchard, WA 98366

RE: Site-Specific Amendment 18-00431 (Ueland Tree Farm LLC)

Dear Mr. Heacock,

The Department of Community Development believes the information and analysis in existing environmental documents is adequate to make a new threshold determination for the proposed non-project action referenced above. Based on provisions in state law (RCW 43.21C.034, WAC 197-11-315(1)(b), and WAC 197-11-630) and existing environmental documents, a SEPA checklist was not prepared for the proposed site-specific amendment.

Background

A mineral resource development was proposed on the subject site and obtained a Conditional Use Permit (CUP) in 2007 via permit 07-44975. The environmental review for this CUP accounts for the currently proposed amendment in the following documents: 1) a SEPA threshold Determination of Significance and Scoping Notice issued by Kitsap County on June 23, 2008 for the site based on proposed mining activities 2) a draft Environmental Impact Statement (EIS) issued on February 27, 2009 and 3) a final Environmental Impact Statement (FEIS) issued in August of 2009. The FEIS can be downloaded at the following link:

https://spf.kitsapgov.com/dcd/PEP%20Documents/Ueland%20FEIS_20whole.pdf

The applicant proposed a modification to the approved CUP in 2014 via permit 14-02844. The modification prompted the completion of a Supplemental EIS (SEIS). The County filed a Draft Supplemental EIS (DSEIS) with the Washington State Environmental Policy Act Register on June 19, 2015. The County issued a Final SEIS on August 4, 2015. A copy of the Final SEIS can be downloaded at the following link:

https://spf.kitsapgov.com/dcd/PEP%20Documents/Ueland_SFEIS_2015.pdf

Sincerely,

Liz Williams
Planner
Kitsap County Department of Community Development
lwilliam@co.kitsap.wa.us
(360) 337-5777

Comparison of Allowed Uses

Categorical Use		Proposed Zone (Forest Resources with Mineral Resource Overlay)	Current Zone (Forest Resource Lands)
Residential Uses			
100	Accessory dwelling units	--	--
102	Accessory living quarters	--	--
104	Accessory use or structure	P	P
106	Adult family home	--	--
108	Bed and breakfast house or vacation rental	--	--
109	Boarding house	--	--
110	Caretaker's dwelling	--	--
112	Convalescent home or congregate care facility	--	--
114	Cottage housing developments	--	--
116	Dwelling, duplex	--	P
118	Dwelling, existing	P	P
120	Dwelling, multifamily	--	--
122	Dwelling, single-family attached	--	C
124	Dwelling, single-family detached (includes manufactured homes)	--	C
126	Guest house	--	--
128	Home business	--	C
130	Hotel/motel	--	--
132	Mobile homes	P	P
134	Residential care facility	--	--
Commercial/Business Uses			
200	Accessory use or structure	P	P
202	Adult entertainment	--	--
204	Ambulance service	--	--
206	Auction house	--	--
208	Auto parts and accessory stores	--	--
210	Automobile rentals	--	--
212	Automobile repair and car washes	--	--
214	Automobile service station	--	--
216	Automobile, recreational vehicle or boat sales	--	--
218	Nonmotorized recreation rentals	--	--
220	Boat/marine supply stores	--	--
222	Brew pubs	--	--

Categorical Use		Proposed Zone (Forest Resources with Mineral Resource Overlay)	Current Zone (Forest Resource Lands)
224	Clinic, medical	--	--
226	Conference center	--	--
228	Custom art and craft stores	--	--
230	Day-care center	--	--
232	Day-care center, family	--	--
234	Drinking establishments	--	--
236	Engineering and construction offices	--	--
238	Espresso stands	--	--
240	Equipment rentals	--	--
242	Farm and garden equipment and sales	--	--
244	Financial, banking, mortgage and title institutions	--	--
245	Fitness center	--	--
246	General office and management services – less than 4,000 s.f.	--	--
248	General office and management services – 4,000 to 9,999 s.f.	--	--
250	General office and management services – 10,000 s.f. or greater	--	--
252	General retail merchandise stores – less than 4,000 s.f.	--	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--
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	--	--
264	Kennels, hobby	--	--
266	Laundromats and laundry services	--	--
268	Lumber and bulky building material sales	--	--
270	Mobile home sales	--	--
272	Nursery, retail	--	--
274	Nursery, wholesale	--	--
276	Off-street private parking facilities	--	--

Categorical Use		Proposed Zone (Forest Resources with Mineral Resource Overlay)	Current Zone (Forest Resource Lands)
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--
280	Pet shop – retail and grooming	--	--
282	Research laboratory	--	--
284	Restaurants	--	--
286	Restaurants, high-turnover	--	--
288	Recreational vehicle rental	--	--
290	Temporary offices and model homes	--	--
292	Tourism facilities, including outfitter and guide facilities	--	--
294	Tourism facilities, including seaplane and tour boat terminals	--	--
296	Transportation terminals	--	--
298	Veterinary clinics/animal hospitals	--	--
Recreational/Cultural Uses			
300	Accessory use or structure	P	P
302	Amusement centers	--	--
304	Carnival or circus	--	--
306	Club, civic or social	C	--
308	Golf courses	--	--
310	Marinas	--	--
312	Movie/performance theaters, indoor	--	--
314	Movie/performance theaters, outdoor	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	--	--
318	Parks and open space	P	P
320	Race track, major	--	--
322	Race track, minor	C	C
324	Recreational facilities, private	--	--
326	Recreational facilities, public	--	--
328	Recreational vehicle camping parks	--	--
330	Zoo	--	--
Institutional Uses			
400	Accessory use or structure	P	P
402	Government/public structures	--	--
404	Hospital	--	--
406	Places of worship	--	--
408	Private or public schools	--	--

Categorical Use		Proposed Zone (Forest Resources with Mineral Resource Overlay)	Current Zone (Forest Resource Lands)
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots	C	C
Industrial Uses			
500	Accessory use or structure	P	P
502	Air pilot training schools	--	--
504	Assembly and packaging operations	--	--
506	Boat yard	--	--
508	Cemeteries, mortuaries, and crematoriums	--	--
510	Cold storage facilities	--	--
512	Contractor's storage yard	ACUP	--
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	ACUP	C
532	Slaughterhouse or animal processing	--	--
534	Storage, hazardous materials	--	--
536	Storage, indoor	--	--
538	Storage, outdoor	--	--
540	Storage, self-service	--	--
542	Storage, vehicle and equipment	--	--
544	Top soil production, stump grinding	C	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	P	--
548	Uses necessary for airport operation such as runways,	--	--

Categorical Use		Proposed Zone (Forest Resources with Mineral Resource Overlay)	Current Zone (Forest Resource Lands)
	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
602	Aggregate extractions sites	P	P
606	Aquaculture practices	--	--
608	Forestry	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--

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

Dear Property Owner or Resident:

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

Site-Specific Map Amendment in Your Area

Landowner: Ueland Tree Farm LLC
Address: None (about 1 mile southwest of Kitsap Lake)
Parcels: 5 parcels, including 242401-4-005-1008
Proposal: Add Mineral Resource Overlay to Forest Resource Lands

Topics of Other Amendments

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

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

NK: July 10, 2018 (5:30-7:30 pm) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)
SK: July 11, 2018 (5:30-7:30 pm) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
CK: July 12, 2018 (5:30-7:30 pm) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)
Online Open House: <http://tinyurl.com/kitsap2018cpa>

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

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

Public Hearing before the Planning Commission

When: 5:30 pm on July 17, 2018 & 5:30 pm on July 31, 2018
Where: Kitsap County Administration Building
Commissioner's Chambers (3rd Floor)
619 Division Street, Port Orchard, WA 98366

Visit the Online Open House to also learn what has already happened during this process and subscribe to future digital notifications. Contact staff at (360) 337-5777 or CompPlan@co.kitsap.wa.us

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

PRESORTED
FIRST-CLASS MAIL
U.S.POSTAGE PAID
C2M LLC
22202

Landowner
Street Address
City, State Zip