

bill

ORDINANCE NO. 216-1998

Repealing an Interim Zoning Ordinance and Map and Adopting a new Zoning Ordinance and Map Pursuant to the Growth Management Act

BE IT ORDAINED:

Section 1. The Kitsap County Board of Commissioners makes the following findings:

1. The Growth Management Act, Chapter 36.70A RCW, (hereinafter the "GMA" or the "Act"), requires Kitsap County (hereinafter "County") to adopt a comprehensive land use plan and development regulations, including a Zoning Ordinance, to implement the plan.
2. On December 29, 1994, the Board of County Commissioners (hereinafter "Commissioners") adopted the County's first GMA-based comprehensive plan and a zoning ordinance and map to implement the plan. The plan, and the zoning ordinance and map were all later invalidated by the Central Puget Sound Growth Management Hearings Board (hereinafter "Hearings Board").
3. On January 8, 1996, the County adopted an Interim Zoning Ordinance, Ordinance 182-1996, and Interim Zoning Map, Ordinance 183-1996, to provide appropriate zoning standards for issuing permits on existing building lots and to regulate uses within the County until the County could revise its comprehensive plan and adopt a permanent zoning ordinance to implement the revised plan. Ordinances 182-1996 and 183-1996 have been renewed several times and remain in effect.
4. The County has adopted a substantially revised comprehensive plan (hereinafter the "1998 Plan") and, under an Order from the Hearings Board, must also adopt a zoning ordinance that is consistent with and implements the 1998 Plan, on or before May 1, 1998.
5. Since early 1996, the County has engaged in an extended review of the Interim Zoning Ordinance and modifications proposed to it. The process has involved extensive public involvement, which is documented in the 1998 Plan, Public Participation Appendix.
6. On March 20, 1998, the 1998 Draft Zoning Ordinance (hereinafter "Zoning Ordinance") was released to the public for review and comment.
7. The Planning Commission and the Commissioners received voluminous written testimony from citizens, public officials, municipalities, agencies and interest groups on the proposed revisions to the Zoning Ordinance.

8. The Planning Commission held a public hearing on the Zoning Ordinance on March 31, and April 1, 1998 and submitted a recommendation on the Ordinance to the Commissioners.
9. The Commissioners scheduled a public hearing for April 2, 1998 to consider the Zoning Ordinance and the Planning Commission's recommendation but, due to procedural deficiencies, cancelled the hearing.
10. The Commissioners held a public hearing April 27, 1998, to consider appeals of the County's compliance with SEPA for the Zoning Ordinance. Based upon the written and oral testimony submitted on the appeals, the Commissioners found that the County had complied with the requirements of SEPA and denied the appeals.
11. The Commissioners continued the April 27 hearing to April 28, when they considered the Planning Commission's recommendation, and took public testimony on the Zoning Ordinance. The hearing was again continued to April 30 in order to allow the Commissioners a full day in which to read the written materials submitted at the April 28 hearing, as well as earlier submitted testimony.
12. The Commissioners have considered the hearing record for the Zoning Ordinance, including written testimony, the Planning Commission's recommendation, and oral testimony at the Commissioners' hearing.
13. The Commissioners took action by motion on April 30, 1998, to adopt the Zoning Ordinance and Map, as amended by the Commissioners in their hearing, and directed staff to prepare this ordinance for entry by the Board at their public meeting on May 4. That meeting was then continued to May 7 for entry of this ordinance.
14. Many of the changes to the Zoning Ordinance which were recommended by the Planning Commission and by County staff, as well as changes initiated by the Commissioners themselves, were based on the written and oral testimony presented to both the Planning Commission and the Commissioners.
15. As the Zoning Ordinance was being revised, it was sent to the Washington State Department of Community, Trade and Economic Development (hereinafter "CTED") and thirteen other state agencies comprising the Interagency Work Group for review and comment. The County notified CTED of its intent to adopt a final Zoning Ordinance at least sixty days prior to final adoption, as required by the GMA. The County reviewed comments received from state agencies and responded to them, incorporating most into the final Zoning Ordinance.
16. For the reasons set forth below, the Commissioners have made the following substantive changes to the Zoning Ordinance that was recommended by the Planning Commission:

- A. There may be a conflict between a few remaining procedural provisions in the Zoning Ordinance and the Kitsap County Land Use and Development Procedures Ordinance, which the Commissioners intend to be a comprehensive set of procedures for all land use applications. Therefore, a new Section 100.060 has been added to the Zoning Ordinance, which provides that in the event of a conflict, the Procedures Ordinance is controlling.
- B. The Planning Commission reviewed the changes to the Zoning Ordinance which were requested in state agency comment letters. Although the Planning Commission did not have specific language to review for the changes, they asked that the state-requested changes be made. The Commissioners agree to the state's suggested substantive changes to the Zoning Ordinance. These are shown in boldface type in a memo dated April 20, 1998 from John Vodopich to the Board of Commissioners and are incorporated herein by this reference. A copy of the memo is attached as Attachment A.
- C. In Section 310.040, to provide consistency with height restrictions in other rural zones, the following language is added at the end of the sentence: "except for silos and other uninhabited agricultural buildings".
- D. The Urban Reserve Designation is used in the 1998 Comprehensive Plan for residential property and for certain non-residential property as well. Therefore, in the chapter heading for chapter 315, and in section 315.010, the word "residential" is removed, and the following sentence is added to the end of section 315.010: "This zone may also apply to properties that are being considered for potential non-residential use."
- E. The Zoning Ordinance must be consistent with the County's adopted Comprehensive Plan. To provide this consistency "two (2)" was changed to "five (5)" in Section 325.010, and "1-2du/ac" was changed to "1-5 dwelling units/acre" in Table 345.060. The need for consistency between the Plan and the Zoning Ordinance was also discussed by the Planning Commission, which asked that such changes be made.
- F. The County has had no way under the existing Interim Zoning Ordinance to address applications for espresso stands as anything other than restaurants. They are not restaurants, and there is a need for a separate use category for such stands. Therefore, in the Urban High Residential Zones, in Table 350.020, under B, "Retail Sales, Restaurants, Drinking Places" a new item 2. is added as follows: "Espresso Stands within a residential or office complex --- SPR." A similar change is made in Table 355.020 for Commercial Zones.
- G. In the Urban High Residential Zones, in Table 350.020, under J.2, "Agricultural uses", the language "including accessory buildings related to such uses and

activities" is added in order to treat agricultural uses consistently among the zones in which they allowed. Accessory uses for agricultural activities are allowed in rural zones and should also be allowed in urban zones.

- H. Staff stated that testimony given to the Planning Commission indicated a need for consistency in terms of allowed uses and setbacks in the industrial zones. Uses allowed in the Airport zone should also be allowed in the IND and BP zones, using the same review process. Therefore, Section 370.020 is modified to add the following sentence after the first sentence: "Any use allowed in the Airport (A) zone is also an allowable use in the IND and BP zones, utilizing the same review process as identified in the Airport zone".
- I. During the course of public testimony, it was brought to the attention of the County that certain uses which relate to tourism activities and are associated with industrial uses have been excluded from industrial zones. To correct this, Table 370.020, under Part A, Item 14, "Museums, aquariums, historic, or cultural exhibits" is changed to allow this use, with Site Plan Review, in the Industrial Zones, and the same change is made to Item 15, "Tourism facilities including outfitters, guides, and seaplane and tour-boat terminals".
- J. Public testimony indicated a need to make changes to certain uses allowed in the Industrial zone and to recognize the different levels and impacts of development in those zone. Therefore, in Table 370.020, under Part B, Item 6 is revised to read:

6.a. Manufacture of roofing paper or shingles, asphalt in facilities 10,000 square feet or greater --- SPR (in both BP and IND zone)

6.b. Manufacture of roofing paper or shingles, asphalt in facilities 10,000 square feet or greater --- C (in BP zone) and SPR (in IND zone)

Item 8 is revised to read:

8.a. Forest products manufacturing or shipping facilities which are not located on the waterfront --- SPR (in IND zone)

8.b. Forest products manufacturing or shipping facilities which are located on the waterfront. --- C (in IND zone)

And under Part C, Item 11, "Rolling, drawing, or alloying ferrous and nonferrous metals", and Item 12, "Rubber, treatment or reclaiming plant", are changed to require site plan review in the industrial zone.

- K. The setbacks in the Zoning Ordinance are all identical to those included in previous drafts of the ordinance, with the exception of the setbacks included in Section 370.040, Items F and I, which address setbacks in the Industrial zone. Typographical errors in the March 20 Version of the Zoning Ordinance resulted in errors in these two subsections. Therefore, in Section 370.040, subsection F, “fifty (50)” is changed to “twenty (20)”. In subsection I of the same section, lines 1 and 2, “one hundred (100)” is replaced with “fifty (50)”; in line 5, “one hundred (100)” is replaced with “fifty (50)”; and in the last line, “fifty (50) is replaced with “twenty-five (25)”.
- L. Section 375.030 is deleted in its entirety to provide consistency among zones. In no other zone is a conditional use permit required for building height to exceed 35 feet, and there is no reason for such a requirement in the Airport Zone.
- M. The county has consistently allowed lot coverage of no more than 85%, which has allowed for a 15% requirement for landscaping. The 85% limit on lot coverage has been removed. Therefore, there is a need to add a new landscaping section, 385.025, as follows:

385.025. Landscaping Requirements

In all cases where landscaping is required, a minimum of 15% of the total site area shall be landscaped to the standards set forth in Section 385.

- N. The spacing requirement for small shrubs was inadvertently omitted from the Zoning Ordinance, and is added to Section 385.030D as follows: “5. Small shrubs shall be spaced three (3) feet on center.”
- O. According to staff, the Planning Commission discussed the need for site plan review applications to go to public hearing, and were concerned that this not occur in all cases where the project site was previously undeveloped, but rather, when development of the previously undeveloped land would impact existing residential neighborhoods. The Commissioners concur in this reasoning. Therefore, in Section 410.020A, the following language is added at the end of the second sentence: “which abuts a residential zone”.
- P. In Section 410.040A, which lists the requirements for a site plan review application, the location of critical areas was inadvertently omitted. Therefore, the following requirement is inserted prior to the present number 15: “Location of any critical areas and their associated setback and/or buffer requirements.”
- Q. According to staff, the Planning Commission's discussion of accessory dwelling units and accessory living quarters culminated in their expression of a strong preference that ADUs and ALQs not be permitted on the same lot. The

Commissioners concur that the impacts of locating an ADU and an ALQ on the same lot have not been sufficiently studied for the Commissioners to allow them at the present time. Therefore, the following language is added to Section 430.020N: "12. An ADU is not permitted on the same lot where an Accessory Living Quarter exists."

- R. Accessory dwelling units are intended to provide opportunities for affordable housing without allowing the equivalent of two primary residences on one lot. The Commissioners note that many primary residences are 1200 square feet in size. Therefore, in Section 430.020.N.5, the allowed size for accessory dwelling units is changed from 1200 square feet to 900 square feet.
- S. In Section 455.040, Part B, "Exceptions to Front Yard Requirements", subsections 1 and 2 cover the exceptions. Subsection 3 is redundant and is deleted.
- T. In Section 455.090, Part E, there is no need for subsection 5 "Limited to one per road frontage", and it is deleted. This limitation is out of context and is covered within another section of the Zoning Ordinance.
- U. Staff reports that the Planning Commission asked that the Zoning Ordinance be revised to assure that if a Nonconforming Structure is destroyed for any reason, not just by natural causes, it can be rebuilt. The Commissioners concur in this suggestion and in Section 460.030C, the language in the last sentence, "by natural causes", is deleted.
- V. In the March 20 version of the Zoning Ordinance, the language prohibiting signs on utility poles, and the language regulating yard sale and holiday bazaar signs was inadvertently omitted, although it was included in previous drafts of the zoning ordinance which were reviewed and discussed. The Commissioners find that because these signs are allowed as exceptions to the general requirements for signs, the public health, safety and welfare requires that certain restrictions be placed on them. Therefore, in Section 445.070, "Prohibitions", subsection E is revised to read as follows.
 - E. No sign, including exempt and conditionally exempt signs, shall be placed on a utility pole, any state or county regulatory or informational sign or post, or within a public road right-of-way except for official signs placed by a governmental entity;

Section 445.090, "Conditionally Exempt Signs" is amended as follows:

The following signs are not regulated by this Ordinance provided the following conditions are met:

- A. Signs indicating the location of restrooms, addresses, signs indicating hours of operation, building entrance and exit signs, signs indicating locations of public telephones, building directories and "help wanted", "no hunting" and "no trespassing" signs, provided, no such sign shall exceed four (4) square feet (.36m²);
- B. Signs advertising sales of farm products grown or raised on the premises to which the sign pertains, provided, such signs shall not exceed four (4) in number for each farm and, provided further, such signs shall be dated and shall contain the name and telephone number of the seller and, provided further, such signs shall be removed within ten (10) days after the sale of product ceases;
- C. Signs advertising single or multi-family garage or yard sales, provided, such signs shall not exceed four (4) square feet (.36m), shall bear the date when first displayed and sign shall be placed up to five (5) days prior to and removed within five (5) days after the sale is completed;
- D. Political campaign signs must be removed 10 days following the election;
- E. "A"-Board signs, provided, that they meet the following criteria:
 1. Signs shall not exceed 24 inches by 30 inches (.6m x .76m);
 2. Signs shall be placed on and directly in front of premises being advertised;
 3. Signs are placed only during hours the business is open;
 4. Signs shall not be placed within the road right-of-way; and
 5. Signs limited to one per road frontage;
- F. Signs advertising subdivisions placed by real estate companies; provided off-site signs require a sign permit. A letter of consent from the property owner shall be required as part of sign permit approval;
- G. Upon written approval by the Director a temporary sign advertising a special event, sale, the opening of a new business or opening of a business under new management, provided, such signs shall not be unreasonably incompatible with surrounding uses or property and shall not disrupt vehicular or pedestrian traffic and, provided further, no such sign shall be displayed for more than fourteen (14) consecutive days nor may any business use a sign conditionally permitted by this subsection more than twice in a calendar;
- H. Upon written approval by the Director a temporary sign advertising a holiday bazaar, provided, that they meet the following criteria:

1. Letter of intent to the County which include:
 - a) the name of the event;
 - b) dates and times of the event;
 - c) name of the person responsible for the event and the signs;
 - d) letter of consent from property owner, where the sign is placed; and
 - e) a map showing the approximate location where signs are to be placed;
2. No more than twenty (20) total signs may be placed for any one event and no one sign may exceed four (4) square feet in size;
3. Signs may be placed up to twenty (20) days prior to and removed within five (5) days of the event;
4. No sandwich or "A" board signs are allowed off premises for holiday bazaars.

Section 2. Ordinance 182-1996, "Adopting An Interim Zoning Ordinance", adopted January 8, 1996, is repealed.

Section 3. Ordinance 183-1996, "Adopting An Interim Zoning Map", adopted January 8, 1996, is repealed.

Section 4. Pursuant to the Growth Management Act, the Planning Enabling Act, Chapter 36.70 RCW, and Article 11, Section 11 of the Washington Constitution, the Board of Commissioners adopts the Kitsap County Zoning Ordinance which is attached hereto as Attachment B, and incorporated herein by this reference, including the Zoning Map, which is incorporated into the Zoning Ordinance. The original Zoning Map is on file with the Kitsap County Auditor, and a copy is on file with the Department of Community Development.

Section 5. Effective Date. The Commissioners are scheduled to take action on an ordinance designating Interim Urban Growth Areas (IUGAs) on May 18, 1998. If the Commissioners adopt an IUGA Ordinance, this Zoning Ordinance shall take effect as an interim development regulation on the date the IUGA Ordinance takes effect. This Zoning Ordinance shall take effect as a permanent development regulation on the date that the 1998 Comprehensive Plan takes effect, i.e., seven days after the date on which the Growth Management Hearings Board issues an order lifting the order of invalidity imposed on the County's comprehensive plan.

Section 6. Severability. If any provision of this ordinance, or its application to any person, entity or circumstance is for any reason held invalid, the remainder of the ordinance, or the application of the provision to other persons, entities or circumstances is not affected.

DATED this 7th day of May, 1998.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**



CHRIS ENDRESEN, Chair

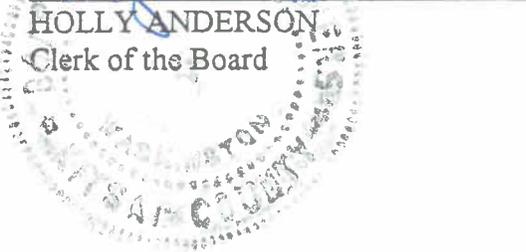


CHARLOTTE GARRIDO, Commissioner



PHIL BEST, Commissioner

ATTEST:


HOLLY ANDERSON
Clerk of the Board


Memorandum

KITSAP COUNTY COMMUNITY DEVELOPMENT



Memorandum

To: Interested Parties
From: John P. Vodopich, AICP
Manager Planning Division
Subject: Revised Draft Comprehensive Plan and Revised Development Regulations
Date: March 20, 1998

Copies of the Revised Draft Comprehensive plan and revised implementing development regulations are now available for public review. These documents may also be found on the county website (www.wa.gov/kitsap).

1. Revised Draft Comprehensive Plan, March 20, 1998:
Part I: Land Use Plan - \$22.00 (includes tax);
Part II: Capital Facilities Plan - Will not be available until after 1:00 pm on Friday March 20;
Part III: Figure Book (includes a 11x17 Land Use Plan map) - \$19.00 (includes tax); and
Land Use Plan Map - 11x17 version - No charge, Wall Size - \$20.00 (includes tax).
2. Revised Draft Kitsap County Zoning Ordinance, March 20, 1998 - \$9.00 (includes tax);
3. Final Draft Kitsap County Shoreline Management Master Program, March 20, 1998 - \$6.00 (includes tax);
4. Memorandum, dated March 20, 1998, detailing proposed revisions to the Draft Kitsap County Critical Areas Ordinance, February 20, 1998 - No charge;
5. Preliminary Draft Kitsap County Procedures Ordinance, Revised March 18, 1998 - No charge; and
6. Kitsap County Revised Comprehensive Plan & Development Regulations Environmental Impact Statement Addendum, March 1998 - \$10.00 (includes tax).

Please feel free to contact me if you have any further questions or comments. I can be reached by E-mail at jvodopich@co.kitsap.wa.us or by telephone at (360)895-4780.

Memorandum

KITSAP COUNTY COMMUNITY DEVELOPMENT



Memorandum

To: Kitsap County Board of Commissioners
From: John P. Vodopich, AICP
Manager Planning Division
Subject: Staff Proposed Changes to the March 20, 1998 Draft Comprehensive Plan and
Implementing Development Regulations
Date: April 20, 1998

This memorandum is intended to serve as a listing of the staff proposed changes to the March 20, 1998 Draft Comprehensive Plan and implementing development regulations including the Planning Commission recommendations and staff recommendations to address State agency comments.

Please note that text which is in *italics* is intended to identify typographical errors, and minor word smithing issues.

Comprehensive Plan: Part I - Land Use Plan

Miscellaneous Staff Recommended Changes throughout the document

The Central Puget Sound Growth Management Hearings Board Decision date should be September 8, 1997 not September 3, 1997.

Change: Kitsap Regional Council (KRC) to Kitsap Regional Coordinating Council (KRCC).

Check all sections for Appendix numbers.

<u>Page</u>	<u>Staff Recommended Change</u>
Page 14	First paragraph, line two - "...population forecasts which accurately not only considered the county's economic...."
Page 16	<i>Second paragraph under UGAs - "1998".</i>
Page 18	<i>First paragraph under Implementation - "...within the Comp Plan's..."</i>
Pages 19-21	Revised Text - Land Use Element (From Richard Weinman March 31, 1998):

"Working with the Cities to Plan for Future Growth -- Urban Joint Planning Areas

This and the following subsection describe special designations that are applied on the Land Use Map to foster coordinated planning within the Urban Growth Area. The first - Urban Joint Planning Areas - refers to areas contiguous to cities that will be subject to coordinated city/county planning to resolve outstanding land use and capital facility issues. These areas are provisionally recognized as Urban

EXHIBIT NO. A

Growth Areas, subject to completion of interlocal agreements that will ultimately determine how these areas are planned and serviced. The second – Urban Study Areas – includes areas where significant land use decisions still need to be made through a multi-party process.

“Urban Joint Planning Areas” are designated on the County’s Comprehensive Plan Land Use Map. Urban Joint Planning Areas refer to unincorporated areas, generally contiguous or adjacent to cities, which have been proposed by each City for inclusion in a “city Urban Growth Area”. Each City’s proposed extraterritorial Urban Growth Area is intended to provide land for future growth and/or to recognize areas that currently have adequate urban services or are planned to be provided with urban services by that city. All cities are included within Urban Growth Areas; the Urban Joint Planning Area process addresses the location and amount of land outside the Cities respective boundaries asserted to be needed by each City to support its future growth.

The Urban Joint Planning Area Process was developed to be consistent with Element A of the Kitsap County-wide Planning Policy (1992). The provisions in A.3 specify use of “urban growth management agreements” between the City and the County for City Urban Growth Areas beyond municipal boundaries to provide a framework for orderly annexations of these areas. Element F of the County-wide Planning Policy similarly encourages use of inter-local agreements as a means to achieve coordinated planning and service provision. Designation of Urban Joint Planning Areas on the Comprehensive Plan map, and use of the process described in the Plan, is intended to accomplish these same objectives. The joint planning process also reflects a similar approach used by a number of jurisdictions in Puget Sound and around the state.

The Urban Joint Planning Area designation acknowledges each City’s Urban Growth Area proposal and allows time for resolution of planning issues. The designation indicates Kitsap County finding that additional planning and discussion is necessary to determine more specifically how each particular area should be configured, designed, serviced, financed and/or governed. Including all of the Cities’ proposed Urban Growth Areas at this time would lead to a larger Urban Growth Area than Kitsap County feels can be supported by current planning period (1992-2012) population forecasts and allocations which have been approved and used as the basis for this Comprehensive Plan. In some cases, issues of service provision must be resolved – and relevant City Comprehensive Plans and capital facility plans must be amended – before these Urban Growth Areas can meet the requirements of the Growth Management Act.

The Urban Joint Planning Area map designation recognizes that the affected lands are considered provisionally suitable for inclusion in an Urban Growth Area subject to specified conditions. The conditions will be addressed through a cooperative City/County planning process defined in this Comprehensive Plan. Urban Joint Planning Area issues will be considered to be resolved when the County, applicable City, affected service provider(s) and/or property owner(s) execute an inter-local agreement adopting the urban joint plan or establishing a regional service agreement.

The Urban Joint Planning Area designation is applied in two ways: as an overlay for sites within designated Urban Growth Areas, and to sites that are provisionally considered appropriate for inclusion in an Urban Growth Areas but for which numerous issues must still be resolved.

The Urban Joint Planning Area designation may apply as an overlay to lands that are within designated Urban Growth Areas. In this case, the area has been determined to meet the test for inclusion within an Urban Growth Area (i.e., urban in character, adequate existing/planned services, and/or vested for urban development with existing adequate or planned services). Population and/or employment allocations have been made to these areas and they have receive urban land use and zoning designations. The Urban Joint Planning Area overlay indicates that these areas are proposed by a city for inclusion in its Urban Growth Area and for eventual annexation. The joint planning process is intended to provide a means for

cooperative city-county resolution of issues related primarily to services and facilities, governance and revenue sharing. In some cases, two cities and the county will be involved in planning to determine how these areas should be serviced and governed in the future. No annexations will occur until the joint plans and interlocal agreements are adopted.

In other cases, the Urban Joint Planning Area designation indicates that specified areas, while provisionally considered suitable for inclusion in an Urban Growth Area, are in an earlier stage of planning. Issues addressed through joint plans will include, as appropriate, population allocations, appropriate types and densities of land use, levels of service and capital facilities. Each Joint Planning Area reflects somewhat different issues; each joint planning process will be tailored to address and resolve these issues. Each is described below. The County has proposed and is currently discussing initial Memoranda of Agreement with each City to set forth the issues, schedule and process for the joint plans.

In the interim, these lands ~~—except for currently vested projects within such areas—~~ would be designated and zoned as “urban reserve” as a means to preserve options during the planning process. Vested projects within such areas will retain their existing land use designation zoning. These lands will also be given a second plan designation to indicate the likely appropriate future urban use. At the conclusion of the joint planning process, Lands determined to not be suitable for inclusion in an Urban Growth Area would be given appropriate plan designations. The scope and issues to be considered in each joint planning process would be defined through a Memorandum of Agreement between the County and the applicable City (or Cities). The joint plans and interlocal agreements for UGAs are expected to be completed within approximately 6 months, assuming dedication of necessary resources by the respective jurisdictions and implementation of the work program identified in this Comprehensive Plan. No annexations of Urban Joint Planning Areas will occur until completion of the joint plan and interlocal agreement.

The County will also work with affected Tribes to address identified planning or resource issues within the Urban Joint Planning Areas.

Each Joint Planning Area reflects somewhat different issues; each joint planning process will be tailored to address and resolve these issues. Each is described below.

City of Poulsbo

The City of *Poulsbo Urban Joint Planning Area* consists of approximately ___ acres of unincorporated land contiguous to the City’s western boundary. The City has relied on the presence of an assumed amount of population outside its boundaries as the basis for utility planning. Primary issues to be resolved through the joint planning process include: the appropriate methodology that should be used to calculate land capacity within the City limits; appropriate urban residential densities; the amount of population that should be allocated to this area for the 20-year planning period; and adequacy of City services and capital facilities. Provisionally, this planning area has been reserved ~~allocated~~ a 1992-2012 urban population of ___ people. The County and City are currently discussing a draft Memorandum of Agreement to initiate the planning process.

City of Port Orchard

The *City of Port Orchard Urban Joint Planning Area* consists of approximately ___ acres of land west of the City. ~~An ___ acre area east of the City has also been included by Kitsap County; this addition reflects an urbanized area that was formerly proposed by the City to be included within its Urban Growth Area.~~ This Joint Planning Area consists of three separate areas: (1) ~~The proposal includes the~~ McCormick Woods development (a partly developed, vested golf course/residential PUD), and Campus

Station (a vested mixed-use area north of McCormick Woods); (2) the 620 property, a vacant section of land west of McCormick Woods; and (3) an intervening area between the City's current boundaries and McCormick Woods to create a land bridge that will allow eventual annexation. The City recently agreed to acquire the McCormick Water Company. Primary issues to be resolved through the joint planning process include: population allocations/reallocations relied on by the City to justify the size of the proposed Urban Growth Area; planned urban densities and land uses; provisions for protection for critical areas; adequacy of and plans for services and capital facilities; and service agreements with affected special districts. At this time, ~~provisional urban population allocations have been made to reflect the vested, undeveloped residential portions of McCormick Woods and Campus Station (both of which are vested, partly developed for urban uses and densities and served by adequate services), and portions of the area to the east of the City.~~ are included in an Urban Growth Area. This area is also given an Urban Joint Planning overlay designation to provide a framework for resolving identified issues. The County and Port Orchard -- and Bremerton in regards to Campus Station -- intend to resolve outstanding issues cooperatively. The area located between Port Orchard's current boundaries and McCormick Woods, and the 620 property will be given an Urban Reserve land use designation, pending resolution of outstanding issues.

City of Bremerton

The *City of Bremerton Urban Joint Planning Area* consists of approximately ____ acres of land, comprising most of the urbanized portion of central Kitsap County except for Silverdale. Previously, the City had indicated that it intended to accommodate its growth allocation (20,000 people over 20 years) within its existing boundaries. The City's currently proposed Urban Growth Area is bounded on the north by Barker Creek and Wagga Way, on the east by Port Orchard Bay, on the south by proposed industrial lands south of the Bremerton National Airport, and on the west by the City's Union River watershed lands. It comprises lands already included within unincorporated Kitsap County's proposed/designated Urban Growth Area, as well as some lands that are not included within the unincorporated Urban Growth Area, and lands that are encompassed by Port Orchard's proposed Urban Growth Area (Campus Station). It also includes two large existing or potential industrial areas -- the Port of Bremerton's Airport property and the multiple-owner area south of the Bremerton Airport (which Port Orchard proposes to provide services to), and the Port Blakely Tree Farm property west of Kitsap Lake. Primary issues to be resolved through the joint planning process include: City population and/or employment forecasts and allocations used to justify the need for the proposed Urban Growth Area; the City's ability to provide adequate services and capital facilities to the proposed Urban Growth Area as identified in the capital facilities element of the City's Comprehensive Plan; the need for service agreements with special districts and Kitsap County; and the need to resolve with Port Orchard competing proposals to annex or provide services to Campus Station and the industrial area south of the Bremerton Airport, respectively. Population allocations have been made to those portions of this area included within Kitsap County's unincorporated Urban Growth Area.

A number of land use plan map designations have been applied at this time to reflect Bremerton's proposal and to provide additional time for planning. Portions of the east Bremerton area (south of Ridell Road) are included within an Urban Growth Area. These areas are urban in character and are currently served with urban services by Bremerton. Several smaller areas to the west, also developed at urban densities, served by the City and currently in the annexation process (Camp McKean and Sun Fjord/Admiralty Heights), are similarly designated. An Urban Joint Planning overlay is also applied to provide a process for working out service agreements. The Brownsville/ SR-303 commercial corridor is also included within an Urban Growth Area. This commercial corridor is urban in character and has urban services. An urban joint planning overlay is applied to provide a framework for resolving issues relating to land use and potential revenue sharing. No annexations may occur until the issues identified in a Memorandum of Agreement, which is currently being pursued, are resolved.

April 20, 1998

The approximately 500-acre Port Blakely Tree Farm property west of Kitsap Lake is designated as a Joint Planning Area; a dual land use designation – Industrial/Business Park and Urban Reserve – is applied to indicate the appropriateness of this land use and to ensure that the property is maintained in large parcels during the joint planning process. A Memorandum of Agreement is being pursued with the City to clearly define the issues that will be addressed and the process for resolution. Initial utility planning has been performed by the property owner and technical studies have been reviewed and generally concurred with by the City. The County also acknowledges the water, wastewater and transportation studies for the Kitsap Lake Technology Park (Parametrix, 1997) in its Comprehensive Plan. The City intends to amend its Comprehensive Plan to address service and facility issues. In addition to public services and capital facilities, these will include environmental issues and transportation. Environmental issues will be addressed in detail at the project review level. The more stringent standards as between the County's and City's regulations will be applied to protect environmental resources. Project-level traffic analysis will address and mitigate impacts to county roads, including payment of any applicable impact fees.

The multiple-parcel area south of the Bremerton Airport is designated as a Joint Planning Area; a dual land use designation – Industrial/Business Park and Urban Reserve – is applied to indicate the appropriateness of this land use and to ensure that the property is maintained in large parcels during the joint planning process. A Memorandum of Agreement is being pursued with the Cities of Bremerton and Port Orchard to clearly define the issues that will be addressed through joint planning. A number of options for providing sewer service to the area are addressed in the Gorst Sewer Study (Kitsap County, 1997). Key issues to be resolved include which jurisdictions and/or special districts will provide services and facilities, environmental protection.

Urban Joint Planning Area Policies

UGA-7 a. Urban Joint Planning Areas are designated on the Comprehensive Plan Land Use Map contiguous to Cities. These areas are considered provisionally suitable for inclusion within an Urban Growth Area or are currently within a designated Urban Growth Area. Where appropriate, they will be planned and further evaluated for final inclusion in a UGA (in whole or part), and/or eventual annexation by a City, subject to the process and conditions defined below.

b. Where Urban Joint Planning Areas are used as an overlay for an Urban Growth Area on the plan map, the joint planning overlay is intended to provide a framework and process for further interjurisdictional planning for land use, services and capital facilities, governance and revenue sharing. Such areas are given urban land use designations to recognize their existing urban character and the presence of services and facilities.

c. Urban Joint Planning Areas are also designated as a way to recognize properties that are considered provisionally suitable for inclusion in a City's Urban Growth Area pending resolution of issues relating to land use, services and facilities, governance, financing, revenue sharing and similar concerns. In the interim, pending resolution of the issues specific to each urban Joint Planning Area ~~provisional Urban Growth Area~~ that will ~~to~~ be addressed in the joint plan, and to preserve options for ongoing planning, such areas are designated and ~~shall be zoned~~ for low density "urban reserve" land uses; currently vested projects within these designated Urban Joint Planning Areas shall, however, retain their existing zoning.

UGA-8 The purposes of designating Urban Joint Planning Areas and defining a cooperative County-City planning process are to:

- a. ensure that the region's cities have sufficient land for future expansion, consistent with agreed upon population and employment allocations and forecasts, the availability of public services and facilities, and the requirements of the Growth Management Act;
- b. identify areas contiguous to cities that are considered potentially suitable for urban development and for provisional inclusion within an Urban Growth Area subject to further planning and resolution of outstanding issues;
- c. develop plans cooperatively with Cities and service providers to facilitate annexation of these unincorporated areas over time, or to provide equitable service arrangements, consistent with inter-local agreements;
- d. establish procedures for resolving issues affecting decisions on such areas – including but not limited to population and employment forecasts and allocations and arrangements for service provision – that are regional in nature and require resolution through a regional forum such as the Kitsap Regional Coordinating Council (KRCC);
- e. provide a collaborative framework, within a regional perspective, for examining and resolving issues relating to population and land use/density, land capacity, services and facilities, financing and governance for currently unincorporated areas that may be suitable for eventual annexation to cities;
- f. promote adoption of plans and execution of inter-local agreements that affected jurisdictions will implement; and
- g. facilitate County support for proposed annexations consistent with the adopted plan and agreements.

UGA- 9 Each Urban Joint Planning Area designated on the Comprehensive Plan Land Use Map shall be the subject of a separate collaborative planning process between the County, the affected City, affected property owner(s), and any affected service provider(s). The County and Cities should each commit appropriate staff and dedicate sufficient financial resources to support identified planning activities. The parties will jointly define a schedule for required meetings, technical analysis, public review and adoption of jointly developed plans and standards. The parties may also develop provisions regarding resolution of disputes that arise during development of the plan or implementation of its provisions, including selection of a facilitator or mediator to help reach consensus on plan issues.

UGA-10 The parties to each urban joint plan shall execute an inter-local agreement setting forth the elements of the joint plan and any additional provisions regarding its implementation. The joint plan should be formally adopted by each jurisdiction as policies and implementing regulations of its respective Comprehensive Plan.

UGA-11 The joint plan may, at the City's and County's option, be considered a sub-area element of the parties' respective Comprehensive Plans for purposes of any necessary amendments of plans and development regulations. The parties may also consider the sub-area for purposes of designating a planned action and complying with SEPA.

UGA-12The County will support City annexation of unincorporated Urban Joint Planning Areas consistent with the provisions of an adopted joint plan and inter-local agreement. No annexations of or within Urban Joint Planning Areas should be approved until interlocal agreements are completed.

UGA-13Urban Joint Plans shall, in general, address the following elements and criteria and meet the following conditions:

- a. the plan shall address the City's expected boundary for future expansion, which shall include the area anticipated to be annexed and/or provided with urban services over the next 20 years;
- b. the plan shall be based on agreed upon, authorized City population and employment projections and allocations supporting the need for such expansion, including a demonstration that projected growth cannot be reasonably accommodated within the city's existing corporate boundaries;
- c. the plan shall identify the types, density/intensity and location of land uses anticipated within the planning area. Planned uses are expected to be urban in character and density, but may include provision for open space and/or urban separators;
- d. the plan shall identify responsibilities for providing services and facilities and associated levels of service within the Urban Joint Planning Area, and shall include an agreement for appropriate cost sharing for new or upgraded services and facilities during a period specified in the agreement. This element shall include a schedule (which may be phased) and financing plan for providing services and facilities to the area and shall address necessary coordination with any special purpose districts.
- e. the plan shall adequately protect critical areas, pursuant to mutually agreed upon standards, including wetlands, streams, geologically hazardous areas, wildlife and habitat conservation areas, flood prone areas, and critical aquifer recharge areas; and
- f. the plan shall provide for reciprocal notification of development proposals within the Urban Joint Planning Area, along with opportunities to review such proposals to propose mitigation measures for adverse environmental impacts on City, County or independently provided services and facilities and/or to adjacent land uses.

Resolution of these issues specific to each joint planning area, as reflected in an adopted inter-local agreement, shall be considered a condition precedent to full inclusion of the Urban Joint Planning Area in the County's designated Urban Growth Area. The County and Each City will amend its respective Comprehensive Plan as necessary to incorporate the provisions of the joint plan. -

UGA-14 Adoption of a joint plan and inter-local agreement by the parties shall be considered to satisfy the conditions in policy UGA-13 and to meet the provisos of the Urban Joint Planning Area designation and such lands shall be thereupon ~~automatically~~ recognized as part of the Urban Growth Area. ~~The joint plan and interlocal agreement will be adopted as an amendment to the County's Comprehensive Plan.. The County will make appropriate amendment of its Comprehensive Plan Map to indicate the resolution of the provisional designation.~~ The County will revise applicable zoning classifications for the affected lands to conform to the adopted plan and inter-local agreement. Any portions of ~~an the~~ Urban Joint Planning Area that are not needed to accommodate projected growth in the near-term but which is considered suitable inclusion in the Urban Growth Area in

the long-term (i.e., subsequent 20-year planning periods) may be retained in Urban Reserve. Any portion of the Urban Joint Planning Area that is determined to not meet the criteria for inclusion within the Urban Growth Area shall be re-designated as Rural.

<u>Page</u>	<u>Staff Recommended Change</u>
Page 23	<i>UGA -14, line 5 - provisos provisions</i>
Page 24, 25	<i>"Illahee" is misspelled.</i>
Page 30	Existing Lot Aggregation, end of second paragraph, add language to the effect of "although not necessarily legally existing building lots" - see definition of "lot" in the Zoning Ordinance.
Page 32	Create a new CP-7 as follows: "The Kitsap County Comprehensive Plan may be revised or amended outside the normal schedule if findings are adopted to show that the amendment was necessary, i.e., due to an emergency situation of a neighborhood or community-wide significance and not a personal emergency on the part of a particular applicant or property owner. The nature of the emergency and proposed amendment shall be explained to the Board of County Commissioners, which shall decide whether or not to allow the proposal ahead of the normal amendment schedule." Change existing CP-7 to CP-8, change existing CP-8 to CP-9.
Page 33	<i>Suggest keeping a Land Use Designation Acreages table.</i>
Page 34	"Rural Medium" replaced with "Rural Residential" "Rural Low" replaced with "Rural Protection" If the Urban Reserve discussion remains under the "Urban Residential Designations" then the text needs to reflect "five" types of classifications rather than " four ". Also, it needs to be clear whether this should be included in the rural discussion.
Page 35	Paragraph 2, line 3, should read "These areas... ..may be located..." Paragraph 2, line 14, should read "...transportation, are located and promote affordable housing."
Page 38	First complete paragraph, last sentence: "... into areas where it can develop harmoniously, with minimal conflict among uses. with the rest of the community and to ensure that is in scale with It is also intended to provide lands necessary to meet future employment..."
Page 43	<i>Business Parks, line 7 - add an "o" at the beginning of "peration"</i>

Page 43 Recommend combining all three Industrial designations (Light Ind., Heavy Ind., Waterfront Ind.) into one Industrial category with the following description:

“The Industrial Lands designation covers a wide variety of Industrial Uses and locations. Generally these activities require reasonable accessibility to the highway system. In addition, dependable power, public water and sites relatively free of natural development limitations are necessary. Depending on uses, public sewer may also be necessary.

Waterfront sites with Industrial zoning should be reserved for Industrial uses which are water dependent or water related and are consistent with uses permitted in the Shoreline Management Master Program.

Industrial sites located adjacent to an Airport Zone should be reserved for Airport/Aircraft-related uses.”

Page 44 *Delete policy LU-26 (duplicate of LU-19).*

Page 49 E. Open Space and Greenways should read as follows: “The following section includes ~~are~~ goals and policies regarding open space land and ~~as well as a~~ summary...”

Page 50 *First full paragraph, line 16 - add “a” before “discretionary”*

Page 50 *Second full paragraph, line 16 - add “been” after “have” and before “or”; line 18 - “municipality has a Parks and Recreation Plans.”*

Page 54 Planning Commission recommended adding the following bullet:
“**Implementation Strategy.** The Kitsap County Greenways Plan shall be reviewed and considered for adoption within one year of adoption of the Comprehensive Plan.”

Page 56 First paragraph, line 10 - “...(WRIA), a DNR document that covers Kitsap County and other areas, contains...”; “Assessment” is misspelled in the reference to the KPUD document; revise next to last sentence in first paragraph as follows: “...a number of small closed depressions are found throughout the County, which present flooding problems during periods of high groundwater and runoff.”; and in the second paragraph, delete “ot” in the second line; delete the second “:” in the last line.

Page 56 *Item 6 - delete “Suquamish (Augusta, Angeline, Geneva area) - no action at this time.”*

Page 57 *Put paragraph 3 in front of paragraph 2.*

- Page 58 Delete the reference to CERCLA in the last paragraph under existing polluting discharges. Change sentence to read: "The NPDES program has been successful in eliminating polluting industrial and municipal "point discharges." ~~and the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) or Superfund is a potential source of money~~ There are a variety of sources of funds including potential grant funding, that might be used to clean up polluted sediments left from past industrial and municipal operations."
- Page 59 Goal 4, "Protect ~~public and private~~ property from ..."
- Page 60 Delete the term "adjacent" from the last sentence in SW-12.
- Page 62 Column 2, Rural Neighborhoods, Communities and Villages - add "and policy direction" between "framework" and "for planning"
- Page 64 Existing Characteristics and Issues - omit "are those which" between "typically" and "have"
- Page 65 Paragraph 2, line 7, "Recent efforts in local community planning efforts and design studies,..."
- Page 67 Paragraph 2, "Rural Residence tial"; delete the word "(Medium)" in line 10.
- Page 68 Implementation Strategies and Programs, line 8 - add "may be" before "revised".
- Page 68 First full paragraph - Change "should" to "must" (page 9 CTED Letter).
- Page 69 Add the following new bullets at RL-10: (page 4 CTED Letter).
"• specification of open space requirements or criteria such that open space is not a secondary requirement;
• incentives such as density bonuses for open space;
• locating cluster development carefully to avoid checkerboard patterns;
• mandatory clustering in areas where extensive critical areas exist or where there are undesignated high quality resource lands; and
• limiting the use of clustering such that clustering does not become the predominant pattern of development throughout the rural area."
- Page 72 RL-14 - Add an "s" onto "provide" in line 3.
- Page 74 Resource Lands, line 1 - add "and Map" between "Plan" and "designates"
- Page 76 RL-34, line 4 - Cross reference should be to "RL-35."
- Page 76 Rural and Resource Lands - Consider deleting RL-34 and RL-35 until County has determined whether forest lands will be designated long-term commercial before pursuing a clustering program in these areas. (page 9 CTED Letter).

Page 78 RL-46 should read: "Kitsap County shall consider adopting the 1997 Urban-Wildland Interface Code as part of its wildfire protection program."

The following staff recommended changes to the **Natural System Section** of the Comprehensive Plan are recommended in response to state agency comments received on March 26 & 27.

<u>Page</u>	<u>Staff Recommended Change</u>	<u>Justification</u>
Page 88, NS-6	Replace "to ensure that development is safely located" with "to see that public health, safety and welfare are protected."	Staff
Page 89	Insert "or have the potential to be used as" after "used as" in first sentence under Critical Aquifer Recharge Areas.	P.U.D. No. 1
Page 89	Insert "or have the potential to provide" after "which provide" under Aquifer Recharge Areas of Concern.	P.U.D. No. 1
Page 91, Goal 13, Line 2	<i>Remove "s" on "resources" and remove comma.</i>	Edit
Page 92, NS-36 Line 4	<i>Remove the new "in".</i>	Edit
Page 96, NS-56 and NS-57	<i>Strike NS-57. Same as NS-56.</i>	Edit
Page 98, NS-68	After "Resources" strike "Natural Heritage Program".	Dept. of Natural Resources

<u>Page</u>	<u>Staff Recommended Change</u>
Page 120	<i>HS-9 Delete "Rental Accessory Dwelling Units...."</i>
Page 131	<i>second column, paragraph 4, second line "...discussed in the Land Use Chapter of the Comprehensive Plan Transportation Appendix (Section II, Land Use and Transportation)."</i>
Page 148	Add after the last policy in Section L, Level of Service (PC Recommendation): "T-73 Transportation improvements shall be available to support planned growth at adopted levels of service concurrent with development. "Concurrent" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. Proposed development shall not be approved if a development causes the adopted level of service to decline below the standards adopted in the Comprehensive Plan."

Page 150 Add after the last policy in Section O, Funding Strategy (PC Recommendation):
“T-92 If the funding and/or revenue assumptions used in this plan as the basis for identified or programmed capital improvements prove to be erroneous, because of changed conditions or otherwise, Kitsap County will (a) identify alternative sources of funding for needed improvements; (b) revise its level of service standards to match available revenues; and/or © reassess the land use plan and revise it as appropriate to achieve a balance between land use, revenues and levels of service.”

Page 150 Recommend adding the following language to the end of the Transportation Chapter:

“P. Aviation Transportation

The following goals and policies recognize airports as essential public facilities under the state's growth management act and are intended to ensure the establishment of an appropriate air transportation system in Kitsap County and to preserve the County's aviation facilities such that they can change with the community to meet the of needs of the County, its residents, businesses and the military community. Objectives include the protection of airport environs from incompatible uses, the safety of aviation facility users and continued air transport services for Kitsap County.

Goal

22. Cooperate with entities within the County to establish an air transportation system appropriate to serve the residents, businesses and military activity within the community.
23. Preserve the County's existing aviation facilities such that they are able to retain and augment their role in the regional, national and international transportation system, recognizing the importance of this system to the viability of Kitsap County in the global community.
24. Ensure that the safety of the community and the users of the County's air transportation system is maintained as its aviation facilities evolve.

Policies

- T-93 Acknowledge the value of aviation facilities to the maintenance and evolution of the economic well being of the Kitsap community.
- T-94 Actively assert the role of County's air transport system and its needs in local and regional aviation planning activities.

- T-95 Incorporate aviation transportation planning considerations in all land use decisions reviewed within airport environs. Ordinances and procedure will be established within the County's development review system to ensure that projects are reviewed for their appropriateness in airport environs and to determine if Federal Aviation Administration established airport vicinity height limits are exceeded.
- T-96 Consider the compatibility of new uses with the aircraft activity when new development is being considered for location near aviation facilities.
- T-97 Notify the Port of Bremerton of projects planned and proposed construction within a two mile radius of Bremerton National Airport. *(This is a concept that has been in place since the 1982 SK subarea plan.)*

Population Appendix

- Page 35 Recommend making the following language change at the end of paragraph 2: "...it was possible to derive the urban, rural and incorporated population for each subarea. (For definitions of land use terms, please see Section II, Assessor's Land Use Classifications in the Land Use Appendix.)" (Recommended Change From CTED)
- Page 37 *Last paragraph, delete footnote reference.*
- Page 41 Delete last sentence of last paragraph. ~~"An average residential density of 5 du/ac could be achieved by assuming a buildout of 4 du/ac for single family and 24 du/ac for multifamily with a 75%/25% single to multi-family ratio."~~ Average density is shown on table A-PE-8, statement is no longer needed.
- Page 49 Delete the last three paragraphs (Gorst UGA, Warner Road, Port Gamble UGA) and replace with the following discussion:
- "Kingston UGA** – This UGA meets the criteria for a tier one area, being a location with both existing urban character and existing urban services (i.e., presence of both public water and sewer). This area also has a major transportation link with the ferry terminal to Edmonds.
- Central Kitsap UGA** – This UGA includes the Silverdale and Tracyton areas. Much of this UGA has an existing development pattern that is characterized by urban growth. Large portions of this UGA have existing or planned urban services including both public water and sewer. Most of this area corresponds to tier one areas, with smaller portions meeting tier two criteria.

West Bremerton UGA – This UGA consists of the unincorporated area of Navy Yard City and Warner Road; areas that are essentially unincorporated islands within the City of Bremerton. This UGA meets the criteria for tier one and two areas, with existing urban character and is or will be served adequately by a combination of both existing and planned public facilities and services.

Port Orchard UGA – This UGA includes areas immediately adjacent to the incorporated city of Port Orchard that are characterized by urban growth and have existing urban services. This UGA meets the criteria for a tier one area.

Port Gamble UGA – From its initial settlement in 1853, Port Gamble has been a relatively urban place. The townsite has served as support for the adjoining mill and shipping enterprises for over 140 years. Throughout its history, Port Gamble has been one of Puget Sound's unique, small centers of industrial, residential and commercial activity. It was designated a National Historic District in 1966. It is the intent of the current owner to continue to maintain the historical character of the remaining townsite. This UGA meets the criteria for a tier one area with existing urban character and urban services.”

Second paragraph titled “**Comparison of Supply to Demand.**” This paragraph will need to be revised to reflect the final adopted UGA’s. Table A-PE-8 needs to be revised as follows:

Table A-PE-8 Urban Residential Land Capacity Analysis County-wide Unincorporated UGA Total										
	Percent	Vacant				Underutilized				Total
		Urban Restrictd(2.5 du/ac)	Urban Low (5 du/ac)	Urban Medium (10 du/ac)	Urban High (19 du/ac)	Urban Restrictd(2.5 du/ac)	Urban Low (5 du/ac)	Urban Medium (10 du/ac)	Urban High (19 du/ac)	
Gross Acreage		177	1,498	63	75	78	775	34	9	2,709
Redevelopment (underutilized)	20%					62	620	27	7	2,530
Unavailable Lands										
Vacant	15%	150	1,273	54	64					1,541
Underutilized	30%					44	434	19	5	502
Roads	17%	125	1,057	44	53	36	360	16	4	1,696
Public facilities	15%	102	866	36	43	30	295	13	3	1,389
Critical Areas	15%	80	675	28	34	23	230	10	3	1,083
Net Developable Acreage		80	675	28	34	23	230	10	3	1,083
Dwelling Units (du)		199	3,374	284	642	58	1,150	101	51	5,859
Average du/ac						5.41				
Net Developable UGA Acreage						1,083				
Equivalent Net Developable Acreage for Poulsbo JPA*						386				
Equivalent Net Developable Acreage for McCormick Woods JPA**						232				
Total Net Developable Acres						1,701				

* Equivalent acreage total is calculated using unincorporated Poulsbo UGA population increase of 3,864 divided by 2.5 persons per dwelling unit and five dwelling units per acre with a 25% market factor. $3,864 / (2.5 \text{ppdu} \times 5 \text{ du/ac}) \times 1.25 = 386 \text{ acres}$

Staff recommended changes to the **Transportation Appendix** are listed below. These changes are in response to WSDOT Highways and Marine Divisions recommendations, and as a result of re-modeling the Land Use Map based on the Planning Commission Recommendation of April 3, 1998.

<u>Page</u>	<u>Staff Recommended Change</u>
Page 251	Add "(SR 307)" after "Bond Road" in the last sentence of the 3rd paragraph.
Page 254	Add "public transportation" after "transit" in first sentence of Section B.
Page 260	Add "Santa Fe" after "Burlington Northern" in first sentence on the page.
Page 264	Paragraph 3, replace "45 and 41 percent" with "54 and 36 percent". Delete the sentence "Between 1992 and 1994, population growth in Kitsap County grew by 9535 persons." Replace Table TR-8 with new 2012 population figures.
Page 265	Replace Table TR-9 with new data that includes external trips from each county subarea to Snohomish County.
Page 266	Section b, add "and only 5 percent is headed to Snohomish County." after "Mason County."
Page 267	section 2, last sentence, add "and Snohomish County (2 percent)."
Page 268	Replace Table TR-12 with new forecast information, including Snohomish County information.
Page 269	Change last sentence of first paragraph in section b to read, "From the north subarea, 14 percent of all trips are headed to Mason, Pierce, or Snohomish Counties. Next paragraph, add last sentence saying "External trips in this subarea to snohomish county account for only 1 percent.
Page 269	Replace Table TR-13 with new 2012 E+C Mode Split by Purpose data.
Page 270	Add the following paragraph "Table TR-14 summarizes the mode split by trip purpose for the 2012 recommended network. As shown, approximately 69 percent of the home-based work trips are made by auto drivers while 15 percent are made by auto passengers. Transit and walk-on ferry passengers account for 10 percent of home based work trips. An additional 6 percent of these trips are made by drive-on ferry passengers." Same page: replace Table TR-14.
Page 279	Last sentence of paragraph titled "Transportation Capital Improvements", change "\$38,654,000" to "\$38,654,400."
Page 279	Add to second sentence under Nonmotorized Improvements "These elements . . . interpretive resources, as depicted in Part III, Figure Book.

- Page 282 Second to last paragraph, change “36 percent” to “35 percent”. Same page, last paragraph, change “20 percent” to “19 percent”.
- Page 283 Replace Table TR-21 and TR-22 with new data
- Page 284 Replace Table TR-23.
- Page 285 Replace Table TR-24 with new summary of lane miles information. Same page -first bullet replace “21 percent and 12 percent” with “20 percent and 12 percent.” Second bullet: change lane miles to be North -68 lane miles, Central -27 lane miles, South -36 lane miles. Third bullet: change sentence to “The majority of congested roads within Kitsap county occur on State facilities (88 congested lane miles on State facilities versus 44 congested lane miles on non-State facilities).”
- Pages 286-87 Replace tables TR-25 and TR-26.
- Page 287 Replace bullet 1 with “The north subarea contains the greatest increase in the number of congested hours of travel. In 1994, over 6,000 vehicle hours are congested representing 18 percent of all vehicle travel. By 2012, this number will increase to over 24,000 vehicle hours of congested travel; representing 51 percent of all vehicle travel for the E+C Network or 18,500 congested vehicle hours (42 percent of all vehicle travel) for the Improved Network.”; replace bullet 2 with “All subareas for the E+C Network will increase in vehicle hours of congested travel by at least 15 percent in the year 2012. For the Improved Network congested travel measured in vehicle hours will increase significantly only in the north subarea (22 percent).”
- Page 288 Replace bullet 1 with “Countywide, nearly 20 percent of all vehicle hours of travel in 1994 were spent on congested roads; by the year 2012 this number would increase to 42 percent for the E+C Network and fall to 28 percent for the Improved Network.” and replace bullet 2 with “47 percent of congested vehicle hours of travel on the 2012 E+C Network and 37% on the 2012 Improved Network would occur on State facilities.”
- Page 289 Replace Table TR-27 with new VHT data.
- Page 300 Insert replacement text as follows: . . . by the Puget Sound Regional Council (PSRC), and WSDOT’s State Highway System Plan, their 20 year plan for state highway facilities. WSDOT’s plan identifies 22 projects which will be implemented over the next 20 years if the underlying revenue assumptions associated with the plan prove to be accurate. These projects are identified in Table TR-29.
- Page 300 Delete this sentence from paragraph 2: “At the request of WSDOT, specific recommendations to alleviate these congested facilities are not made.”

Page 301 Add the following to Table TR-29:

SR 3: SR 16 spur to RR Bridge:	Further Study:	\$5.95M
SR 3: Thompson Rd to Lofall Rd:	widen to 4 lanes:	\$11.68M
SR 104:SR 101 to Kingston FT:	Further Study:	\$0.11M
SR 104:Lindvog Rd to Kingston FT:	Further Study:	\$.50M
SR 166:Lindvog Rd to Kingston FT:	add'nl lanes/signals:	\$4.37M
SR 303:SR 304 to SR 3:	Further Study:	\$0.40M

Page 311 Add the following last paragraph to *e. Impact Mitigation Fees*: "Kitsap County is willing to work with the WSDOT Highways and Ferries Divisions to develop interlocal agreements that provide a working arrangement for fund sharing on mutual projects. The agreements would address how impact fees related to local and regional growth should be applied to improvements on the State systems, in addition to the impact fees collected and applied to local roads.

Comprehensive Plan: Part II - Capital Facilities

Staff proposed changes to the March 20, 1998 Draft Comprehensive Plan (Including Planning Commission Recommendations and Staff's Recommendations to Address State Agency Comments)

Page Staff Recommended Change - (Justification)

TOC	Under Executive Summary add Longer Term Capital Facility Needs - (Tanner)
1	First paragraph left out the word "are" at the end of the second sentence
1	Last paragraph changed Planning to Coordinating, changed KRPC to KRCC
2	Changed third sentence KRCP to KRCC, in the table under sanitary sewer, changed 61,007.0 to 67,851, and changed total of \$157,906.2 to \$164,750.2
3	In table under Cash*** changed 21,471.0 to 24,567.0; under Subtotal changed 93,288.8 to Kingston Costs 96,384.8; under Revenue Bonds changed 39,536.0 to 43,284.0; under Subtotal changed 64,617.4 Incorporated to 68,365.4; under Total changed 157,906.2 to 164,750.2 - (Kingston Costs Inc.)
31	Changed the month of April to June - (Time to Implement)
36	In table added Port Orchard under Sanitary sewer - (City of Port Orchard)
47	Under Fire Protection No.7, added sentence "The Port of Bremerton's airport....." to the Fire Protection No. 7; included McCormick Woods under major water purveyors; and deleted McCormick Woods under privately owned water systems. - (Port of Bremerton & City of Port Orchard)
52	Under Fire Units Per Capita, corrected Fire.

- 56 Table FP-2 under column 2 change 4,276 to 4,421; 29,998 to 30,143; 4,086 to 2,574; 34,084 to 32,717; under column 3 change 1.8 to 1.9; 12.8 to 12/9; 1.8 to 1.1; 14.6 to 14.0; under column 5 change -1.8 to -1.9; -1.8 to -1.9; -1.8 to -1.1; -3.6 to -3.0; Table FP-3 under column 2 change 6,844 to 7,135; 57,001 to 57,292; 5,296 to 2,196; 63,297 to 59,488; under column 3 change 4.2 to 4.4; 35 to 35.4; 3.3 to 1.3; 38.3 to 36.7; under column 5 change -4.2 to -4.4; -4.2 to -4.4; -3.3 to 1.3; -7.5 to -5.7 - (Population Redistribution)
- 57 Table FP-5 under column 2 change 614 to 613; 6,273 to 6,272; 6,483 to 6,482; Table FP-6 under column 2 change 695 to 697; 4,733 to 4,737; 5,095 to 5,097; Table FP-7 under column 2 change 4,501 to 3,851; 34,331 to 33,681; 5,131 to 2,752; 39,462 to 36,433; under column 3 change 2.1 to 1.8; 16.1 to 15.7; 2.4 to 1.3; 18.5 to 17; under column 5 change -0.2 to -1.8; -2.1 to -1.7; -2.4 to -1.3; -4.5 to -3.0 - (Population Redistribution)
- 58 Table FP-8 under column 3 change 3,128 to 3,408; 22,338 to 22,618; 2,743 to 1,766; 25,081 to 24,384; under column 3 change 1.8 to 1.9; 12.8 to 12.9; 1.6 to 1.0; 14.4 to 13.9; under column 5 change -1.8 to -1.9; -1.8 to -1.9; -1.6 to -1.0; -3.4 to -2.9; under Proposed Levels/FD#1 change 1.3 to 1.9; FD#7 change 0.8 to 1.0; FD#14 delete not, add 0.1, delete any additional; FD#15 delete not, add 0.2, delete any additional; FD#18 delete not, add 1.9, delete any additional - (Population Redistribution)
- 59 Table FP-9 under column 2 change 4,276 to 4,421; 29,998 to 30,143; Table FP-10 under column 2 change 6,844 to 7,135; 57,001 to 57,292; under column 3 change 3.8 to 3.9; 31 to 32; under column 5 change -3.8 to -3.9; -8 to -1 - (Population Redistribution)
- 60 Table FP-12 under column 2 change 614 to 613; 6,273 to 6,272; Table FP-13 under column 2 change 695 to 699; 4,733 to 4,737; Table FP-14 under column 2 change 4,501 to 3,851; 34,331 to 33,681; under column 3 change 2 to 1.7; 15.4 to 15.1; under column 5 change -2 to -0.1; -0.4 to -0.1; Table FPP-15 under column 2 change 3,128 to 3,408; 22,338 to 22,618; under column 3 change 1.6 to 1.7; 11.1 to 11.2; under column 5 change -1.6 to -1.7; -1 to -2 - (Population Redistribution)
- 84 Deleted some double spacing between words
- 86 Kitsap County Sewer District 5 added a sentence. "Currently, the sewer district" - (Port of Bremerton)
- 87 Third paragraph of Port of Bremerton, deleted last four words and added sentence - (Port of Bremerton)
- 91 Second paragraph changed Urban to Rural in two places; inserted a third paragraph - (DCD)
- 92 Table SS-1 deleted spacing between words in the Notes column. Under City of Port Orchard, changed the number 5 to 4 in three columns
- 93 Added Port of Bremerton Industrial Area to the table - (Port of Bremerton)
- 106 Added The City of Bremerton - Port Blakely Properties and paragraph - (City of Bremerton)
- 107 Second line changed 61,007 to 67,851 - (Kingston Costs Incp.)
- 108 Added Kingston figures to table; changed subtotals; changed numbers in the Summary: Cost/Revenues columns; added a two-page table that include the Twenty Year Capital Facility - (Kingston Costs Incp.)
Needs not developed in this six-year plan - Sewers - (Tanner)
- 115 Table SC-5 change totals for Elementary Interim from 1,125 to 1,350; change total on Elementary Permanent & Interim from 7,825 to 8,050 - (School Districts)
- 116 Cont. Table SC-5 change Ridge View Jr. High from 728 to 878; change Total Jr. High Permanent from 2,763 to 2,913; change Jr. High Interim from 380 to 448; change total Jr. High Permanent & Interim from 3,143 to 3,361; change Senior High Interim from 392 to 728; change Total Senior Permanent & Interim from 3,146 to 3,482 - (School Districts)

- 117 Under Elementary School Capacity change 314 to 450; also add sentence to end of paragraph; under Junior High School Capacity change 654 to 668; and change 466 to 480; Table SC-6 in column 2 change 82 to 218; 7,014 to 7,150; 305 to 319; 3,417 to 3,431; 511 to 495; 3,383 to 3,367; in column 3 change 2,763 to 2,913; in column 4 change add 225 to Growth and change total to 1,350; change 380 to 448 under actual and change total from 380 to 516; change 392 to 728 and add 336, change total from 392 to 1,064; in column 5 add -218 and change total from -314 to -450; change 286 to 150; change -349 to -199, change -385 to -319; change total from -654 to -518; change -466 to -350; change -511 to -495; change -369 to -613; change -442 to -426; in column 6 change 893 to 1118; change -82 to -218; change total from 811 to 900; change 1,097 to 1500; change 31 to 249; change -305 to -319; change total from -274 to -70; change -86 to 118; change 274 to 610; change -511 to -495; change total for -237 to 115; change -50 to 302 - (School Districts)
- 118 Under Sources: delete from Superintendent on; under Senior High change 629 to 613; change 442 to 426; under Capital Projects change the year 1997 to 1999; in the last paragraph delete the first sentence; in the second sentence delete all after development - (School Districts)
- 119 Table SC-7 under 1996 change 756.0 to 186.0; 22,556.0 to 21,986.0; 12,906.0 to 12,336.0; under 1997 add 2,463.0 to State Match; change 550.0 to 183.0; 16,150.0 to 18,246.0; 50.0 to 2,146.0; under 1998 change 4,500.0 to 8,500.0; delete 6,250.0; add 250.0 to relocate portables; change 10,750.0 to 8,750.0; 10,250.0 to 8,650.0; 550.0 to 300.0; 10,800.0 to 8,950.0; 50.0 to 200.0; under 1999 delete 4,000.0, 1,500.0, 6,250.0; change 3,000.0 to 4,000.0; 14,750.0 to 4,000.0; 14,250.0 to 3,750.0; 550.0 to 300.0; 14,800.0 to 4,050.0; under 2000 delete 5,500.0; change 5,500.0 to 6,000.0; 11,000.0 to 6,000.0; 10,500.0 to 5,750.0; 550.0 to 300.0; 11,050.0 to 5,950.0; under 2001 change 4,000.0 to 5,000.0; delete 5,500.0; change 9,500.0 to 5,000.0; 9,000.0 to 4,750.0; 550.0 to 300.0; 9,500.0 to 5,050.0; under Total change 11,000.0 to 5,000.0; 15,500.0 to 3,000.0; 14,000.0 to 10,000.0; 100.0 to 350.0; 71,750.0 to 49,500.0; 69,100.0 to 48,000.0; 12,300.0 to 14,763.0; 3,506.0 to 1,569.0; 84,906.0 to 64,232.0; 13,156.0 to 14,832.0 - (School Districts)
- 120 Table SC-8 under Elementary Interim change 468 to 518; under Jr. High Interim change 392 to 442; Under Senior High Interim change 60 to 148 - (School Districts)
- 121 Table SC-9 under Time Period change 2000 to 2001; under column 2 change 318 to 385; 6,025 to 6,100; 31 to -68; 2,764 to 2,665; 453 to 275; 2,761 to 2,648; under column 4 change 468 to 518; 392 to 442; under column 5 change -318 to -385; -279 to -346; -31 to -68; -357 to -394; -453 to -275; -638 to -460; **962 to **1075; under column 6 change -318 to -385; 189 to 122; -31 to -68; 35 to -2; -453 to -275; -490 to -312; delete ***1,110 - (School Districts)
- 151 Under Regional Stormwater Facility Construction add the Port of Bremerton with paragraph - (Port of Bremerton)
- 157 *Under column 5 add 1998*
- 159-61 *Delete asterisks from tables*
- 163 *Under The Road System as a Whole added the words County Road in second line. At the end of the first paragraph added a sentence*
- 176 *Correct Cohn to Coho*
- 183-4 *Duplicate page, deleted one*
- 185 *Changed #61 to S. Kingston to Miller Bay Road*
- 195 *Added footnotes under table*

- 199 Added sentence to end of first paragraph; changed 7 to 8 in first line under water systems; under North Peninsula, changed combination to consolidation; added Jefferson Point, Jefferson Beach Estates, and Newelhurst, deleted "and covers the systems former service areas. Added sentence "Currently,....." - (PUD #1)
- 200 Added Long Lake View Estates Water System (PUD); under City of Bremerton add sentence to end of second paragraph "The City currently....."; under City of Port Orchard delete three households..... - (PUD #1)
Highway 166, and add Berry Lake Mobile Home Park, Home Court, and Sidney-Glen Elementary School
- 203 *Add a paragraph to the end of Summary of Existing Conditions - (STATE)*
- 204 *Rename table WF-2 to WF-1; add KPUD to Avellana, Driftwood Cove, Eldorado Hills, and Gala Pines; under Population change KPUD to 108 (Driftwood Cove); change KPUD to 360 (Eldorado Hills); change KPUD to 128 (Gala Pines); under Conditions, change 21 to 20 - (PUD #1)*
- 205 *Rename table WF-2 to WF-1; correct spelling of Indianola; add KPUD to Indian Hills, Indianola, Keyport, Klahanie, remove Long Lake #1, add Estates to Long View Lake, and correct Long View Lake Estates to Long Lake View Estates and add KPUD, and KPUD to Miller Bay, and Navy Yard; under Population change KPUD to 1373 (Indianola); change KPUD to 785 (Keyport); change KPUD to 90 (Kingston Farms); change KPUD to 80 (Klahanie); change KPUD to 928 (Miller Bay); change KPUD to 210 (Navy Yard); under Connections change 550 to 549 (Indianola); change 373 to 371 (Miller Bay) - (PUD #1)*
- 206 *Rename table WF-2 to WF-1; add KPUD to North Peninsula, Seabeck, Stavis Creek, Strawberry Hills; under Population change KPUD to 206 (North Peninsula); change KPUD to 155 (Seabeck) - (PUD #1)*
- 207 *Rename table WF-2 to WF-1; add KPUD to Suquamish, Vinland; under Population change KPUD to 3050 (Suquamish); change KPUD to 1980 (Vinland); under Connections change 1223 to 1220 (Suquamish); change 797 to 792 (Vinland) - (PUD #1)*
- 209 *Table WF-2 add KPUD to Avellana, Brianwood, Camp David; and add numbers to the Driftwood Cove and Eldorado Hills lines - (PUD #1)*
- 210 *Insert Harbor Crest KPUD in System Names and add numbers; add KPUD to Indian Hills; correct spelling of Indianola and add KPUD; add numbers to Gala Pines, Indianola, Keyport, Kingston Farms, and Klahanie; - (PUD #1)*
- 211 *Change Longview Lake to Long Lake View Estates KPUD; and numbers to Miller Bay, Navy Yard, and North Peninsula lines, delete Long Lake #1 - (PUD #1)*
- 212 *Add KPUD to Poulsbo Heights, Stavis Creek, and Strawberry Hills; and numbers to Seabeck KPUD line - (PUD #1)*
- 216 *Table WF-6 under column 1996 delete 106 from upper & lower column, change totals from 353 to 247; under 1997 delete 208 from upper & lower column, change totals from 258 to 50; under 1998 add 106 to upper & lower column, change totals from 239 to 345; under 1999 add 208 to upper & lower column, change totals from 50 to 258*
- 218 *Table WF-9 under column 1997 delete 500 from upper & lower column, change totals from 619 to 119; under 1999 add 500 to upper & lower column, change totals from 0 to 500; Table WF-10 under column 1996 delete all numbers and change totals to 0; under column 1999 add 135 and change totals to 135; under Total Project Cost delete 100 and change totals to 135; Table WF-12 under column 1997 delete all numbers and change totals to 0; under 1999 add 179 and change totals to 179 - (PUD #1)*

Comprehensive Plan: Part III - Figures Book

Staff Recommended Change

Include a table of contents in the figure book.

Staff Recommended Map Additions

Include a separate Urban Growth Area map, to meet the Hearings Board Order, which is “. . . of appropriate scale that allows one to determine the actual location of the UGA [and Joint Planning Areas] boundaries.”;

Include a ‘Proposed Open Space Overlay’ map depicting open spaces, trails and corridors as identified in the 1994 Kitsap County Parks Plan and the 1993 Kitsap County Greenways Plan;

Include a map of existing ‘Public Facilities’;

Include revised maps of ‘Sanitary Sewer Facilities’;

Include revised maps of ‘Surface and Stormwater Facilities’; and

Include revised maps of transportation figures A-TR-26 and A-TR-25a, b, c.

Comprehensive Plan Mapping Corrections

Map - Legend error - Industrial Reserve should be changed to Industrial Joint Planning Area.

Map - Legend error - Mineral Resource designation, recommend deleting density so that there is consistency between the Zoning Ordinance and Comprehensive Plan Map.

Map - Legend error - Urban Restricted designation, density needs to have a range of 1-5 du/ac to be consistent with Zoning Ordinance.

Map - Need better distinction between Mineral Resource and Urban High Residential (colors are too similar.)

Zoning Ordinance

The following are the staff recommended changes to the Draft Zoning Ordinance dated March 20, 1998. Changes include recommendations from State agencies, Planning Commission recommendations, public input, and staff, with the majority of changes addressing consistency and word smithing issues.

Sections which are identified in **bold** type identify those items which address state agency comments.

Text which is in *italics* identify typographical errors, and minor word smithing issues.

Standard text indicates changes as a result of Planning Commission recommendations, staff recommendations and changes to provide consistency between the zoning ordinance and the Comprehensive Plan or other draft Ordinances.

<u>Section</u>	<u>Staff Recommended Change</u>
Table Contents	<i>Change page number for Index from "145" to "158"</i>
100.020.B	<i>Add comma after RCW 58.17</i>
100.020.C	<i>Add comma after 108-E-1991</i>
100.020.C	<i>Add comma after 23-A-1971</i>
Top of Page 2	<i>Change "110." To "100."</i>
100.020.H	<i>Add comma after 3-A-1975</i>
100.020.N	Add " and RCW 36.70B" after "RCW 36.70A" Note: This change is consistent with comments received from the Department of Community, Trade and Economic Development (CTED)
110.020.	<i>At end of definition change "(n)" to "(N)"</i>
110.025	<i>At end of definition change "(o)" to "(O)"</i>
110.195.	<i>In last sentence change capital "C" in Contractor's to lower case c.</i>
110.225	<i>Delete the word "provided" which is the last word in the definition.</i>
110.270	Delete "not exceeding six (6) in number", place period at the end of sentence which is now the end of the definition. Note: This change is consistent with comments received from CTED
110.290	<i>Delete "or highway, or private road or driveway approved by the County" and replace with "as defined in section 110.690"</i>
110.345	<i>Add a "G" at the end of 430.020.</i>
110.450.	<i>Capitalize "county assessor" and capitalize "county auditor"</i>
110.500	<i>Change capital "H" in Modular Home to lower case.</i>
110.515	<i>On second line reformat so that a comma is not at the beginning of the line of text.</i>
110.640	<i>Change "tv" to television</i>
110.645	<i>In first line change capital "O" in Openspace to lowercase</i>
110.700	<i>Place a period at the end of the definition.</i>
110.707	<i>Change capitalization in "Wireless Communication", "Antenna Array", and "Support Structure" to lower case.</i>
110.735	Add new Section which reads "Use Separation Buffer" "See Separation Buffer Section 110.673"

- 110.765 *Change capitalization in "Wireless Communication Antenna Array", found in two locations to lower case.*
- 110.770 *Change capitalization of "Wireless Communication Facility" to lowercase*
- 200.010. Correct zone Classifications as follows:
Delete "Rural Low Residential" and replace with "Rural Protection" and change map symbol from "RL" to "RP"
Delete "Rural Medium Residential" and replace with "Rural Residential" and change map symbol from "RM" to "RR"
Delete "Urban Reserve Residential" and replace with "Urban Reserve" and change the map symbol from "URR" to "URS"
Change "Surface Mining Overlay" to "Mineral Resource" and change the map symbol from "SM" to "MR"
Note: The changes identified above are consistent with the comments received from the Department of Natural Resources (DNR) and provide consistency between Comprehensive Plan and the Zoning Ordinance.
Under the Density column change "du" to dwelling unit, change "ac" to "acre" or "acres" as appropriate, change "n/a" to "not applicable".
- 200.020. *Change capital Z in Zones in first sentence to lower case.*
- 200.030 *Change "Board of Commissioners" to "Board of County Commissioners"*
- 200.040.D *Change "Board of Commissioners" to "Board of County Commissioners"*
- 300.020 *Delete the word "Section"*
- 300.030. E New item, add "For a single family residence, a perimeter setback of not less than one hundred (100) feet (30m) when adjacent to land used for forestry"
Note: This change is consistent with the comments from the DNR
- 300.070 *Change "Rural Wooded" to "Interim Rural Forest."*
Delete "surface mining, quarrying"
- 305 *Delete all references to "Rural Low Residential" and delete all references to "RL" and replace with "Rural Protection" and "RP" respectively.*
310. *Delete all references to "Rural Medium Density" and delete all references to "RM" and replace with "Rural Residential" and "RR" respectively*
- 310.040 *add at end of sentence, "except for silos and other uninhabited agricultural buildings". This will provide consistency with other rural zones.*
- 310.050 *Delete the word "the" before Section*
315. *Delete all references to "Urban Reserve Residential Zone" and all references to "URR" and replace with "Urban Reserve" and "URS" respectively*
- 320.020. *In table 320.020 identify the uses column with the word "Uses"*
Table 320.020 item 3 add a hyphen between Single and Family.
Table 320.020 item 7 delete "and accessory living quarters"
Table 320.020 item 20 add a "/" between "and or" ; place a comma after mausoleums.
Table 320.020 item 25 add a period after the word yards, delete "; accessory to a primary residence"
- 325.010 *Change "two (2)" to "five (5)".*
- 325.020 *Change capitalization of Mobile Home Parks to lower case.*
- 325.030.I *Add hyphen to "Multifamily" and add a comma after the word projects.*
- 325.040.A *Change the word "occupations" to "business".*
- Table 245.060 *Under density change "1-2du/ac" to "1-5 dwelling units/acre"*
- 330.020.A *Change capitalization of Mobile Home Parks to lower case*

- 330.020.H** New item, add "Residential care facility located within an existing structure"
Note: This change is consistent with comments from CTED
- 330.030.M *Delete the letter "M" and replace with the letter "J"*
- 330.040.E** New item, add "Residential care facility not located within an existing structure"
Note: This change is consistent with comments from CTED
- Table 330.060** Under Density delete "3" and "5" and replace with "5" and "9" respectively
Under minimum lot area shown in Table 330.060 delete 5,800 and delete (527m²) and replace with the word "None"
Note: This change is consistent with the comments from CTED
- 330.060** Add the following paragraph under Table 330.060:
"Development within this zone is subject to a minimum density requirement of 3 units per acre. Residential development which does not meet this density requirement must submit a preplan for future property division and meet the requirements outlined in Section 315.090."
Note: This change is consistent with comments from CTED
- 340.020.A *Add the word "Section" before 110*
- 340.020.H** New item, add "Residential care facility located in an existing structure"
Note: This change is consistent with comments from CTED
- 340.030.A *Add a "/" between "and or".*
- 340.030.B *Delete ", subject to the provisions of Section 430"*
- 340.030.E *Capitalize the word section.*
- 340.030.G Delete
- 340.030.H *Change "H" to "G"*
- 340.030.I *Change "I" to "H"*
- 340.040.A *Change the word "occupations" to "business."*
- 340.040.E** New item, add "Residential care facility not located in an existing structure"
Note: This change is consistent with comments from CTED
- Table 340.060** Under Density delete "19" and replace with "18"
Under Minimum lot area delete "3600 sq ft" and delete "(527m²) and replace with the word "None"
Note: This change is consistent with comments from CTED
- 340.060** Add the following paragraph under Table 340.060
"Development within this zone is subject to a minimum density requirement of 10 units per acre. Residential development which does not meet this density requirement must submit a preplan for future property division and meet the requirements outlined in Section 315.090."
Note: This change is consistent with comments from CTED
- 350.010. *Change "These zones" to "This zone"*
- 350.020 *On the line for Site Plan Review delete "subject to the provisions of"*
- Table 350.020 *Relocate "Table 350.020" outside of the box and place above the table, add the word "Uses" where Table 350.020 was located.*
In item A.6 change "PBD" to "Performance Based Development"
In item A.9 change "occupations" to "business"
In item B add item 2 as follows: " 2. Espresso Stands within a residential or office complex" "SPR"
In item C.1 add a hyphen in Ministorage
In item D.6 add "within an existing structure" and change "C" to "P"

- Add new line D.7 to read "Residential care facility not located in existing structure" and add "SPR" in second column.
- In item J.2 add ", including accessory buildings related to such uses and activities"
- 350.030 *Delete ", except as provided for in 350020.A," and replace with the word "without"*
- 350.040.A. *Delete "Minimum lot size shall be 3,600 square feet (527m2)" and replace with the word "None"*
Note: This change is consistent with comments from CTED
- 350.050 *Delete "20" and replace with "19"*
Delete "43" and replace with "24"
Change "ac." to "acre".
Add the following paragraph:
"Development within this zone is subject to a minimum density requirement of 20 units per acre. Residential development which does not meet this density requirement must submit a preplan for future property division and meet the requirements outlined in Section 315.090."
Note: This change is consistent with comments from CTED
- 350.090 *Capitalize openspace*
- 355.020. *Under Site Plan Review delete "subject to the provision of"*
Table 355.020 *Relocate "Table 355.020" outside of the box and place above table, add the word "Uses" where Table 355.020 was located.*
Item A.2. change "Planned Unit Development" to "Performance Based Development".
Item C add item 3 as follows: " 3. Espresso Stands" " SPR "in all four zones.
Item G.7 change "Mini-warehouses" to "Mini-storage warehouses".
- 355.030 *In third line capitalize "fire marshal".*
- Table 355.040 *In item E. make "set back" one word.*
- 360.040.D *Change the words "Roads" and "Spur" lower case*
- 360.040.F. *Change the words "Walls" and "Hedges" lower case.*
- 360.070 *In the first sentence delete "by the director" from the end of the sentence and relocate it following "approval" so the sentence reads, "Development within this zone shall be subject to review and approval by the Director of a site landscaping...."*
- 360.070.E *Add a comma after the word mechanical*
- Page 60 *Add "360. Business Park Zone (BP) " to the top of the page.*
- 370.020. *After the first sentence add the following sentence. "Any use allowed in the Airport (A) zone is also an allowable use in the IND and BP zones utilizing the same review process as identified in the Airport zone."*
Under Site Plan Review delete "subject to the provisions of"
- Table 370.020 *Relocate Table 370.020 outside the box and place above table, center the word Uses.*
Item A.3. delete "Veterinary or dog and/or cat" and replace with "Animal", delete the word "and", add a comma after the word kennels, delete the word "or" and add "and animal" before boarding.
Item A. 14. Allow this use as a SPR in the IND zone
Item A. 15 Allow this use as a SPR in the IND zone

Item B. 6. Change to read as follows:

"B.6.a Manufacture of roofing paper or shingles, asphalt in facilities less than 10,000 square feet" SPR in BP and IND zone

"B.6.b. Manufacture of roofing paper or shingles, asphalt in facilities 10,000 square feet or greater" C in BP zone and SPR in IND zone.

Item B.8 Change to read as follows:

"B.8.a Forest products manufacturing or shipping facilities which are not located on the waterfront." SPR in IND zone

"B.8.b Forest products manufacturing or shipping facilities which are located on the waterfront." C in IND zone.

C.11 Allow as SPR in IND zone.

C.12 Allow as SPR in IND zone

Item D.3 delete "Surface Mining Zone" and replace with "Mineral Resource Overlay Zone".

370.030 *Delete "IND" and replace with "Industrial".*

In the first line delete "by Conditional Use Permit" and replace with "upon review and approval as part of the land use review process appropriate for the individual use as identified in Table 370.020.

370.040 *In the second line delete " In instances where" and capitalize the word "the" Item F. Delete "fifty (50)" and replace with "twenty (20)"*

Item I. Delete "a IND" and replace with "an Industrial", in lines one and two, replace "one hundred (100)" with "fifty (50)", in line 5 delete "one hundred (100)z' with "fifty (50)", and on the last line delete "fifty(50)" and replace with "twenty-five (25)"

370.080. *Add the word "be" after "shall", delete "by the Director" at the end of the sentence and add "by the Director" after the word approval*

370.090.A.1 *Change 1 a), b), c), and d) to a., b., c., and d.*

370.090.A.1.d *Change d. 1., 2., and 3. to (1), (2), (3) A, change 3 e), f), g), and h) to e., f., g., and h.*

370.090.A.4 *Change a), b), c), and d) to a., b., c., and d.*

370.090.A.5 *Change a), b), c), and d) to a., b., c., and d.*

370.090.A.4.d *Add a comma after the word mechanical.*

370.090.6 *Move paragraph to the left to align the margin.*

Item B change to A, add "370" in front of ".090(A)"

Item C change to B

Item D change to C

375.030 *Delete entire section.*

375.050 *Add to end of first sentence "with the exception of aircraft hangars."*

375.090. *In second sentence after the word airports delete semicolon and replace with a comma.*

380. *Delete all references to "Surface Mining " and replace with Mineral Resource".*

385.010 *Delete "Planned Unit" and replace with "Performance Based"*

385.020.A.1 *After the word "uses" insert the following ", densities and lot sizes"*

385.020.E *Capitalize the word growth, Capitalize the word purple, and combine the words Loose strife into one word.*

- 385.025 Add new section to read as follows:
"385.025. Landscaping Requirements
In all cases where landscaping is required, a minimum of 15% of the total site area shall be landscaped to the standards set forth in Section 385."
- 385.030.D Add item 5 as follows: 5. Small shrubs shall be space three (3) feet on center.
- 385.040 *Change the word Maintenance to lower case in the second line of text.*
- 385.050.B *Change the word Ground to lower case in the third line of text.*
- 385.050.C *Delete "(or densities in residential uses) " and replace with uses, add the word shall after the word and
Item 1. Change the word Ground to lower case*
- 385.050.E.1 *Change the word Ground to lower case.*
- 385.060 *Change the word Facade to lower case.*
- 385.070. *Change the word Plantings to lower case.*
- 400.010 *Change the word "insure" to "ensure"*
- 400.020 *Add the word "to" after the word "subject" in the third line of text.*
- 400.020 *In first paragraph on third line add the word "to" after the word subject.
In second paragraph delete "Section 405.010(A)" and replace with "the Kitsap County Procedures Ordinance"*
- 405.010.5 *Delete "010.5" and replace with "015."
Add a hyphen in the word Preapplication*
- 405.020 *In line four delete "as provided for by Section 405.010(D)."*
- 404.030 *Add "'s" to the word Director in the heading
In the third and sixth line change the word Appeal to lowercase.*
- 405.040 *In the second line change the word Appeal to lowercase.*
- 410.010. *In the last line delete "Surface Mining" and replace with "Mineral Resource Overlay"*
- 410.020.A Add the following on 6 after the word land - "and previously undeveloped land which abuts a residential zone"
On line 8 change Scheduled to lower case.
- 410.020.C *On first line delete", Performance Based Developments and Conditional Use Permits,"*
- 410.040.A.8 *Delete the word "out-door"*
- 410.040.A.14 *Change "14" to "15" and add new 14 as follows: "14. Location of any critical areas and their associated setback and/or buffer requirements."*
- Pages 88,89,90 *Place header at top of page*
- 410.040.A *In the fourth paragraph, second line delete "the Section" and replace with "this ordinance"
In the fifth paragraph delete "Section 515" and replace with "the Kitsap County Procedures Ordinance"*
- 410.040.B.2 *In the first line add "or other equipment" after the word "ducts"*
- 410.040.B.5 *In the second line add "and vehicular" after the word pedestrian. In the third line delete the word "concept" and place a period after the word circulation.*
- 410.040.D.1 *In the second line delete the word "the" and replace with "this". Also in the second line add "and all other applicable County Ordinances" after the word Ordinance.*
- 401.040.E *In the second line place a period after the word required and delete "in Section 410.040.E"*

- 420.090 *In the second line delete "BCE" and replace with "Board of County Commissioners"*
- 420.100 *In the third line delete "525.030" and replace with "525.020"*
- 420.110 *In the first line add the word "County" after Board of.*
- 425.030 *In the second line delete "recommendation" and replace with "decision"*
- 425.040.B.2 *In the second line add a comma after the word purposes, add a comma after the word provided, and delete the word "that"*
- 425.040.C.1.c *Delete the word "Have" and replace with "A", delete the word "made" and replace with "specified"*
- 425.040.C.2.b *Delete the word "lot" and replace with the word "lots"*
- 425.040.C.2.e *Delete "A" and replace with "An", delete "sized" and replace with "size"*
- 425.040.C.3 *Delete "Applicability in rural zones."
In line 6 delete "425.040.D(1)" and replace with "425.040.C.1"*
- 425.050.A *In the third line delete the word "necessary" and place a comma after the word "adequate"*
- 425.050.E *In the last line delete the semi-colon after the word "neighborhood" and replace with a comma.*
- 425.060.B.1 *In the first line after the word "showing" add "all required elements including but not limited to: "*
- 425.060.B.2 *In the first line delete "drawn to scale and dimension, showing the location of proposed landscape areas, together with varieties and size of plant materials to be used, together with the method of maintenance." and replace with "depicting all required elements of Section 385.*
- 425.060.B.4 *Delete "(for non-residential Performance Based Development)"*
- 425.060.B.5 *In fourth sentence delete "non-residential"*
- 430.020.C *Delete "UR-20, UR-24, UR-30, and UR-43 Zones" and replace with "Urban High Residential Zone"*
- 430.020.G *Under Moderate Home Business item 7 delete the word 'assure' and replace with "ensure"*
- 430.020.N *Add the following to this section
"12. An ADU is not permitted on the same lot where an Accessory Living Quarters exists."*
- 430.020.N *Delete the "s" on the word Units, in the second line after the "household, " add the word "an", also on second line delete the "s" on the word units.*
- 430.020.N.1 *Delete "ADU's" and replace with " An ADU"*
- 430.020.N.2 *Delete "ADU's" and replace with " An ADU"*
- 430.020.N.11 *Delete "ADU's" and replace with " An ADU"*
- 430.020.O *Change entire section to read as follows:
"In order to encourage the provisions of affordable housing accessory living quarters may be located in residential zones subject to the following criteria:*

1. Accessory living quarters shall be located within an owner occupied primary residence.
2. Accessory living quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence.
3. The accessory living quarters are subject to applicable Health district standards for water and sewage disposal.
4. Only one Accessory living quarters shall be allowed per lot.

5. Accessory living quarters are to provide additional off-street parking with no additional street side entrance.
6. Accessory living quarters are not allowed where an ADU exists."
- 430.020.T Delete "Rural Wooded" and replace with "Interim Rural Forest"
- 430.020.U *In the first sentence change the word Plans to lower case.*
- 430.020.V *At the end of the paragraph delete the semi-colon and replace with a period.*
- 430.020.W.3.e *In item iii add the word 'feet' after the word four*
- 430.020.W.3.f *Delete the copyright symbol and replace with "(c)"*
- Page 112 *Delete incorrect header and replace with "435 Off-Street Parking and Loading"*
- 435.020.F.1 *In the third sentence delete "UR-6" and replace with "Urban Low"*
- Page 114,116,118 *Delete double header*
- 445.040.B *Delete "C,I,A or SM" and replace with "Commercial, Industrial, or Airport"*
- 455.010 *In the last sentence of the first paragraph delete the word "made" and replace with "approved"*
In the last sentence of the final paragraph delete the word "variation" and replace with "variance"
- 455.030 *In the third line delete "water towers and tanks,"*
- 455.040.B.3 *Delete, Change B.4 to B.3 and change B.5 to B.4.*
- 455.060.A *In the second line of the second paragraph add the word "Section" before 420.*
- 455.090.E *Delete item number five*
- Page 123 *Delete double header*
- Page 127 *Add page header*
- 455.120 *In the last line add the word "separate" after the word considered.*
- 460.030.C *In the first sentence change the words Mobile and Single to lower case.*
In the last sentence delete "is determined to have been destroyed by natural causes." and replace with "destroyed for any reason"
- 460.040.A *Add "Continuation of nonconforming use" prior to beginning of first sentence, in first sentence delete hyphen in "non-conforming", add an "a" after the word of.*
- 460.040.B *Delete hyphen in all instances where it exists in non-conforming*
- 460.040.C *Delete hyphen in all instances where it exists in non-conforming, In first sentence delete the word "No" and replace with an "A", add the word "not" after the word shall.*
- 460.040.D *Delete hyphen in all instances where it exists in non-conforming. In the fifth line change ordinance to upper case and change Provided to lower case.*
- 460.040.E *Delete hyphen in all instances where it exists in non-conforming. In the fourth line add the word "the" after the word date.*
- 460.040.F *Delete hyphen in all instances where it exists in non-conforming.*
- 470.030.A *In the first sentence change Communication Providers to lower case, add the word "the" after the word discuss.*
- 470.040.A.1 *In the second line add "470" after the word Section.*
- 470.040.A.2 *In the first line add "470" after the word Section*
- 470.040.A.3 *In the first line change Communication Support Structures to lower case.*
In the third line delete "condition" and replace with 'Conditional'
- 470.040.B.1 *In the first line change Communication Antenna Arrays to lower case.*

- 470.040.B.2 *In the first line change Communication Antenna Arrays to lower case
In the second line change "tot he" to "to the" and change Wireless
Communication Support Structures to lower case.
In the third line delete "090.A" and replace with 470.050.*
- 470.040.C *In the last line delete "140" and replace with 470.050.*
- 470.050.B.1 *In the third line change the word "use" from lower case to upper case
In the fifth line delete the word "approved" and replace with the word
"approval", and delete the word "of" and replace with "a"*
- 470.050.B.2 *In line 2 delete "(30)" and replace with "(300)"*
- 470.050.B.3 *In the fourth line delete "PBDS" and replace with "Performance Based
Developments"*
- 470.050.C2 *In the fourth line add "shall be" after the word lighting and in the fifth line
delete "must be removed"*
- 470.050.C.2.a *Delete "Planned Unit" and replace with "Performance Based"*
- 470.050.C.E.1 *Change "Communication Support Structures" and "Emergency Service
Communication" to lowercase.*
- 470.050.C.F *Change "Wireless Communication Support Structure" to lower case.*
- 470.060.A.1 *Change "Wireless Communication Support Structure" to lower case.*
- 470.060.A.2 *In the second line delete the word "location" and replace with "located"*
- 470.060.A.3 *At the end of the sentence delete ".060" and replace with "470.050"*
- 470.060.B *Move entire section to new section titled "080 Expiration", "C" becomes "B"
and,"D" becomes "C"*
- 470.060.C *Section formally "D" modified to "C" In the second line delete "concurrence
of the Direct.", change the word "Minor" to lower case.
On the fourth line delete "may be allowed" and replace with "with approval
from the Director."*
- 470.060.C.1.c *In the first line change the word "condition" to "conditions"*
- 470.070. *In the third line change "Communication Facility" to lower case.*
- 470.080 *New Section, see 470.060.B above.*
- 500.040 *In the second line delete "Section 515" and replace with "the Kitsap County
Procedures Ordinance"*
- 500.050 *In the second line delete "Section 515" and replace with "the Kitsap County
Procedures Ordinance"*
- 500.060 *At the end of the sentence delete period and add "and the Kitsap County
Procedures Ordinance."*
- 500.070 *In the first sentence change the word "ordinance" to "Ordinance" and in the
last line add the word "permit" after the word "building"*
- 510.010 *In the third and seventh line add the word "County" before the word
"Commissioners"*
- 510.030 *In the fourth and fifth line add the word "County" before the word
"Commissioners"*
- 510.040 *In the first line Capitalize the words "hearing examiner"*
- 520.020 *In second line delete "of seven (7) calendar days form the transmittal of the
decision or recommendation" and replace with "consistent with the
requirements of the Kitsap County Procedures Ordinance"*
- 520.040 *In the second line add the word "County" before the word "Commissioners"*
- 520.050 *In the third line add the word "The" before "Appeal" and make Appeal lower
case.*

- 520.060 *In the heading add the word "The" before the word "Board"*
In the heading and in the first line add the word "County" before the word "Commissioners"
- 520.070 *In the second line add the word "the" before the word "Director's"*
In the last line add the word "permit" after the word "building"
- 525.010 *In first, fourth, and sixth line delete "Planned Unit" and replace with "Performance Based"*
In the first line add "site plan review approval" after "conditional use permit"
In the second line add ", land use approval" after "such permit"
600. *In the second sentence delete the word "morals"*
640. *Label table as "TABLE 640" consistent with rest of ordinance*
Delete " Administrative Review (Home Business)" and "\$150.00"
In a new column under "Site Plan Review" add "Site Plan Review - Home Business" and add "\$150.00" under the fee schedule.
640. *Add new application types as follows:*
"Shoreline Substantial Development Permit for activity associated with Residential Development" Fee "\$500.00"
"Shoreline Substantial Development Permit for activity associated with Commercial Development" Fee "\$1,000.00"
- Index *List page numbers of all locations within text*

Critical Areas Ordinance

The following staff recommended changes to the CAO are in response to state agency comments received on the February 20 Draft Critical Areas Ordinance received on March 26 & 27. Many comments were the same as the state comments from January, and have already been responded to. These changes are in addition to those in the March 20 memorandum forwarded with the February 20 Critical Areas Ordinance to you by the Planning Commission for adoption.

<u>Page</u>	<u>Staff Recommended Change</u>	<u>Justification</u>
Page 3, Section 18.16.115	After (K) add "(L) Kitsap County Flood Damage Prevention Ordinance No. 80."	Dept. of Ecology
Page 5, Line 16	Strike "(see Section 135 for Variance Criteria)"	Legal Staff
Page 6, Line 13	Add "Danger tree abatement can sometimes be achieved by felling the tree or topping the tree. Habitat needs may require leaving the fallen tree in the riparian corridor or maintaining a high stump for wildlife habitat."	Dept. of Fish & Wildlife

Page 15, Line 6	Add "The regulatory flood hazard areas, floodplains, and floodways are depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps for Kitsap County."	Dept. of Ecology
Page 30, Line 32	Strike "(see Section 135 for Variance Criteria)". Add "Granting of a reduced buffer shall be the minimum necessary to accommodate the permitted use."	Legal Staff Recommendation for clarifying and conformance with Procedures Ordinance
Page 30, Line 34	Replace "variance" with "buffer reduction."	
Page 31, Line 3	Replace "variance" with "buffer reduction."	
Page 49, Lines 6-7	Replace "variance" with "buffer reduction," and replace "50%" with "25%."	
Page 50, Line 13	Strike "(see Section 135 Variance Criteria)." Add "Granting of reduced buffer shall be the minimum necessary for the permitted use."	
Page 52, Lines 9-10	<i>Replace "permit" with "project."</i>	Dept. of Fish & Wildlife.

Shoreline Management Master Program

The following is a matrix of the staff recommended changes to the Draft Shoreline Mater Program dated March 20, 1998. The Changes include those recommended by Staff and the Planning Commission. The majority of the comments will help to make the document better.

Comments & Recommendations	Action Taken
<p>DEPARTMENT OF ECOLOGY 3-20-98</p> <p>1. Pg. 14, change second WAC reference to read: WAC 173-27-100.</p>	<p>corrected reference</p>
<p>2. Pg. 19, add definition of "Critical Areas". Add reference to CAO in introduction section.</p>	<p>Definition added and reference to CAO added</p>
<p>3. Pg. 24, change definition to match text of section U. "Shore protection"</p> <p>3. Pgs. 46 & 47, change sentence in C.1.a to read "Emphasize the preservation of shorelines for future generations"; delete the first three words in E.1.a.</p>	<p>Definition changed Wording changed to reflect the request of the agency</p>
<p>4. Pg. 47, G.1.a and b may convey the impression that Hood Canal is not part of Puget Sound. G.1.b should be changed to read "Puget Sound, including Hood Canal..." In addition, it might be clearer if the word "line" immediately following "Puget Sound -" were deleted and the words "areas lying" substituted.</p>	<p>wording changed to meet request of agency</p>
<p>5. Pg. 50, Development Standard 9, delete the word "aquaculture".</p>	<p>Wording changed to meet the request of the agency</p>
<p>6. Pg. 50, Development Standard 11, change to be consistent with language in subsection k., pg. 64.</p>	<p>Wording has been changed to reflect the request of the agency</p>
<p>7. Pg. 59, define "types" of aquaculture; make delayed release facilities permitted uses in locations specified in subsection k, provide potential" for them elsewhere; and replace subsection 3 with provided language.</p>	<p>Wording has been added to the Environments and Permit Requirement section to reference "Commercial aquaculture projects and/or practices" The recommended allowance of Delayed Release Facilities in certain areas has been provided for, they can potentially be located in other places with a Conditional Use Permit.</p>
<p>8. Pg. 61, in c., change the word "personal" to "personnel."</p>	<p>correction made</p>
<p>9. Pg. 89, in k., change the last sentence to: "Any adverse impacts are to be minimized."</p>	<p>wording changed to meet the request of the agency</p>

Comments & Recommendations	Action Taken
<p>10. Pg. 97, make the following changes to the Residential Development Subsection 3, Environments and Permit Requirements: a) change construction of a single, single-family resident on a lot or parcel from "permitted subject to a SDP" to "exempt from permit requirements;" b) organize the subsections as <i>single-family dwellings, subdivisions, multi-family developments, and all kinds of residential development</i>; c) explain how "single-family residential developments" differ from "subdivisions;" and d) reverse the wording in the sentence "multi-family residential developments and subdivisions" to "subdivisions and multi-family residential developments."</p>	<p>The section has been substantially rewritten to reflect the suggested changes. Criteria has been added to reference the setback and buffer requirements set forth in the CAO.</p> <p>With respect to the suggestion to reference exempt activities. The format of the document is to outline this within the general content of the text. The section which reference exemptions in found at Part 1, F. 2. b and c.</p> <p>Wording has been added to page 10 stating; Please refer to definition of Substantial Development for addition clarification of activities which are exempt from a substantial development permit.</p>
<p>11. Pg. 99, renumber the subsections under "k."</p>	<p>corrected numbering</p>
<p>12. Pg. 102, show additional changes under U.</p>	<p>As in the residential section the suggestion is to reference exempt activities. The format of the document is to outline this within the general content of the text. The section which reference exemptions in found at Part 1, F. 2. b and c.</p> <p>Wording has been added to page 10 stating; Please refer to definition of Substantial Development for addition clarification of activities which are exempt from a substantial development permit.</p>
<p>13. Pg. 103, in Subsection 3.a, change "shore protection structures permitted subject to a SDP in specified environments" to "bulkheads to protect a single-family residence are exempt from shoreline permit requirements," make some reference to exemptions in this subsection.</p>	<p>As in the residential section the suggestion is to reference exempt activities. The format of the document is to outline this within the general content of the text. The section which reference exemptions in found at Part 1, F. 2. b and c.</p> <p>Wording has been added to page 10 stating; Please refer to definition of Substantial Development for addition clarification of activities which are exempt from a substantial development permit.</p>
<p>14. Pgs. 105 & 106, change the phrase "stream modification structures" to "stream modification activities" unless the intent is to distinguish between "activities" and "structures." If so, then make that clear and provide requirements for both. In addition, delete the words "not permitted" in 3.b and replace with "prohibited."</p>	<p>wording changed to reflect the comments of the agency</p>

Comments & Recommendations	Action Taken
15. Pg. 107, in 5.b, change the word "primarily" to "primary", add the words "subject to" before "SDP and CUP", change the word "and" to "an."	wording changed to reflect the comments of the agency
16. Pg. 110, subsection c.(1) indicates that in-stream structures in the Urban environment are "permitted subject to an SDP", however, the matrix shows that such structures require a CUP.	Correction made
Matrix Changes	
1. Create two (possibly three) sub-categories under Aquaculture Practices: Mechanical/ Hydraulic Clam Harvesting, Other Aquaculture, and (the third will be required if the delayed release net pens recommendation is incorporated).	The wording changes to Page 59 Subsection 3.a. negates this change. Please refer to DOE response at #7.
2. Text pg. 67 indicates Breakwaters are prohibited in the Natural environment; matrix lists as a conditional use.	Correction made
3. Change "Shore Protection Structures" to "Shore Protection and Bluff Stabilization." (May need to subdivide this section of the matrix to accurately convey the permitting requirements set forth in text pgs. 103-104.)	Correction made
4. Text pg. 107 indicates Utility Lines are conditional uses in the Natural environment; matrix lists as prohibited.	Correction made
5. Instream Structures in the Urban environment should be consistent with text pg. 110.	Correction made
6. Change typo "the a SDP" to "to an SDP."	Correction made

Comments & Recommendations	Action Taken
<p>SUQUAMISH TRIBE 3-20-98</p> <p>1. Pg. 5, Part 1. F. and in the Use Activity section "U" insert reference to" Appendix A" which is a document governing the construction of shore protection measures.</p>	<p>The technical document submitted by the Tribe is very helpful and will have the fullest and best effect located in the CAO. The engineering standards set forth within the document are applicable to wider scope of area than the limited jurisdiction of the SMP> The Staff suggests adding the document to the CAO after the staff has had time to evaluate the comments and assimilate the criteria into the existing Geological Hazards section found under section 400 of the CAO.</p> <p>Cross reference has been added to the residential section at section S.4.c. Residential Section and Section U. Shore Protection Structures and Bluff Stabilization at U.4.f.(10) and h.</p>
<p>WASHINGTON STATE DEPARTMENT OF FISH AND WILDLIFE 3-23-98</p>	
<p>pg 3 E.2. Recommend Non-Conforming uses not be expanded</p>	<p>reference WAC 173-27-080 regarding the Shoreline Act criteria for non-conforming uses</p>
<p>pg 7 suggested adding criteria to the CUP requirements</p>	<p>reference WAC 173-27-160 regarding the Shoreline Act criteria for CUP's</p>
<p>pg 7 requested clarification of how cumulative impacts are to be considered</p>	<p>project are to be judged on site specific evaluations of the impacts. Approval of previous projects are not to set a precedence for continuation of like kind activities. We added; Cumulative impacts may serve as a basis for approval, denial or conditioning project permits.</p>
<p>pg 8 suggested variance applications should be carefully considered as compromising requirements leads to degradation of resources.</p>	<p>Reference WAC 173-27-170, comments noted</p>
<p>pg 8& 9 add criteria regarding fish and wildlife to variance criteria.</p>	<p>Reference WAC 173-27-170 . Proposals are reviewed under SEPA during which WSFW has an opportunity to provide specific comments and recommendations.</p>
<p>Pg 14, 2.a, revision criteria too liberal</p>	<p>reference WAC 173-27-100</p>
<p>pg 14 2.c. Separate structure dimensions is not covered under WAC 173-27-100 request we omit this reference</p>	<p>revision made to meet the request of the agency</p>

Comments & Recommendations	Action Taken
pg 16 A Recommended rewrite of this section	The suggestions made are to rewrite the section using the criteria for Shoreline of State Wide Significance. This is found within the document under Part VI. This section was originally written to set forth criteria under which aquaculture project should be reviewed. The DOE requested we create a "Master Goals" section rather than relating this specifically to Aquaculture. We added this section several revisions ago at the request of DOE. Please refer to WAC 173-16-040(2)
pg 16 B suggested that the section regarding Master Goals weighs heavily toward development and request that the section be rewritten	please refer to WAC 173-16-040 with respect to policy statements and development of master programs. These are intended to be general goals with the actual development criteria set forth within the use activity section of the document.
pg 16 B3 Water Quality Goal, suggested adding aquatic resources to this section.	revisions made to meet the request of the agency
pg 17 B4 Economic Development Goal, suggested revisions to include language regarding natural character, water quality, and habitat.	This goal specifically is regarding economic development of water dependent uses. Other goals address water quality, habitat and resource protection.
Pg 17 B 7. History and Culture. Comments regarding the balance between restoration of habitat and preservation of history	comment noted
pg 17 b 8, Aesthetics.	Wording in this goal was revised to include language suggested by the agency.
pg 17 b9, Natural Systems , request to strike the reference to man's disruptive activity on Natural Systems	This wording is reflective of WAC 173-16-050
pg 17 b 10 circulation, the Agency supports this goal and request it be broadly applied to all shoreline practices	This goal is within the Master Goals Section, as such it is applied to shoreline development proposals.
definition section; pg 19, bulkheads, suggested revising definition from "protecting adjacent upland" to "minimizing erosion at the toe of slope"	the wording in the definition reflects WAC 173-16-060 (11)
pg 21 suggested revising the definition of habitat	definition changed to reflect the requested wording of the agency
pg 24 shore protection structures, add; shore protection structures are not slope stabilization structures under the Master program	please refer to Section U on page 102. The definitions clearly define the scope of the activity.
pg 24 slope stabilization, add definition	please refer to Section U on page 102. The definitions clearly define the scope of the activity.

Comments & Recommendations	Action Taken
<p>shoreline environments</p> <p>pg 34 A Environmental maps need to be included in the document</p>	<p>The maps were included in the March 20, 1998 draft</p>
<p>pg 34 B Environmental Designations, agency is concerned over the shoreline designations and how they coordinate with upland zoning</p>	<p>The shoreline designations are not intended to be substitutes for local zoning or Comp Plan designations. In addition the County will be conducting a reinventory of the shoreline which is on our work schedule for 1999. (See MOU attached, regarding agreements between DOE and Kitsap) There are some sensitive areas which are not afforded the protection they deserve through the shoreline environmental designations thus were are proposing to use the CAO and the Natural Systems section of this program to as a regulatory tool until such time as the reinventory is completed.</p>
<p>pg 35 C Environmental Boundaries, agency is concerned regarding the lack of shoreline designations</p>	<p>All shoreline areas in the County with the exception of the federal lands have shoreline designations. In additions see comment above.</p>
<p>Pg 37.3.c (2-3) Natural Environment designation, agency has suggestion to rewrite the purpose of this designation</p>	<p>reference, WAC 173-16-040 4,b,i</p>
<p>Pg 38 b. Conservancy Public Lands, comment regarding the need to be consistent with resource protection</p>	<p>We concur. This environmental designation is a sub-category of Conservancy. The goal of the County is to provide for extensive public access using our shoreline park system as an example of how to limit impact on the resources yet still encourage enjoyment of the shoreline.</p>
<p>Pg 39.3.(b)request addition of "and do not degrade, but preserve the natural features" to the criteria for Conservancy Public Lands</p>	<p>suggested language added as agency requested</p>
<p>Pg 39 3 (d) add reference to use of park development as public education examples</p>	<p>suggested language added as the agency requested</p>
<p>Pg 41.7.c requested addition of language regarding preservation of the natural features within the shoreline area.</p>	<p>Added the following to the management policies of this section; To the maximum extent possible, with respect to human utilization, development within shoreline areas should strive to maintain, preserve, or enhance natural shoreline characteristics.</p>

Comments & Recommendations	Action Taken
Pg 41.7.c. Same comment as above for the Urban environment	Added the following to the management policies of this section; To the maximum extent possible, with respect to human utilization, development within shoreline areas should strive to maintain, preserve, or enhance natural shoreline characteristics.
<p>Natural Systems</p> <p>Pg 42.A The agency is concerned that the statements made within this section are contrary to the intent of best management practices.</p>	Please refer to WAC 173-16-050 This section provide to intent for this section for the State perspective. However, the Department share the concerns outlined in the agency remarks. Please take note that these regulations work in concert with the CAO, and SEPA regulations. Through SEPA and the public review process we as lead agency do solicit the comments of technical experts and others with vested interest in managing development with respect to sensitive natural systems. We have revised the wording to delete reference to mans influence and presence.
Pg 43C.5 requested addition of reference to shoreline within this section which relates to buffers along lakes and streams.	Added shorelines to this policy as suggested by the agency.
Pg 43C.8 Request clarification of the policy which include Hood Canal as a Natural System	The County is emphasizing those goals set forth within Part VI of our Master Program and WAC 173-16-040 (5). In addition we view this criteria as the first step in moving toward action taken regarding the recent listing of Hood Canal Summer-run Chum Salmon.
<p>Shoreline of State Wide Significance</p> <p>Pg 49.K Suggests including Shoreline of State Wide Significance criteria to the broader program</p>	The County recognizes your comments and does feel this plan as it is being submitted reflects the goal of responsible property ownership.
<p>Use Activities</p> <p>pg 58.c Aquaculture Regulations, Recommend language used in this section should be included in other sections. Objected to the introduction</p>	The program is written with respect to activities yet needs to be flexible to cover activities as they occur in the evolving and changing aquaculture market. The criteria set forth within this section is based on several technical documents, the programmatic environmental impact statement for floating salmon net pens, the Weston Report, as well as the siting study developed by the DOE. In addition, the information requested within this section is derived from the DNR lease requirements for floating aquaculture. There are other introduction sections within the program, they provide rational for the specific regulations which follow within the section.

Comments & Recommendations	Action Taken
pg 75.K.2 Landfill Section, request language addition	The following has been added to the policy section of the use activity; In all but extreme circumstances where appropriate mitigation measures are included as part of the proposal, landfills shall be prohibited.
Pg 98 S.4.h Shore Protection Section requesting the addition of "Appendix A" as submitted by the Suquamish Tribe	Please refer to previous comments regarding this issue. The technical document submitted by the Tribe will best be located in the CAO. The engineering standards set forth within the document are applicable to wider scope of area than the limited jurisdiction of the SMP> The Staff suggests adding the document to the CAO after the staff has had time to evaluate the comments and assimilate the criteria into the existing Geological Hazards section found under section 400 of the CAO.
Pg 102 U.a Shore Protection Section, request "minor" wording change from including to include	This change in wording would change the intent of the regulation. The definition is written to include both structural and non-structural activities.
pg 103 U. 2 Shore Protection, recommend adding regulations to this section	The suggested wording of "j" was added, this refers to restoration and enhancement efforts. The other suggestions are covered in other regulations and policies.
104.U4c Shore Protection Section, add language regarding cumulative impacts	This is covered with the existing text of the section.
105 Uf. Add requirements for drainage information	Added the following criteria to the regulations 1. Drainage analysis 2. Geotechnical site evaluation pursuant to section 400; Geologically Hazardous Areas, CAO.
DEPARTMENT OF NATURAL RESOURCES 3-25-98 Buffer and setback requirements, Draft CAO page 50	Criteria has been added to reference the setback and buffer requirements set forth in the CAO. See page 97, Residential Development Section (shore 16), c. Setback and buffer requirements for residential development shall be based on the minimum criteria set forth within the Critical Areas Ordinance in addition to the site specific critical areas requirements.

Comments & Recommendations	Action Taken
<p>Shoreline Armoring, inclusion of the "Appendix A" as submitted by the Suquamish Tribe</p>	<p>Please refer to previous comments regarding this issue.</p> <p>The technical document submitted by the Tribe will best be located in the CAO. The engineering standards set forth within the document are applicable to wider scope of area than the limited jurisdiction of the SMP> The Staff suggests adding the document to the CAO after the staff has had time to evaluate the comments and assimilate the criteria into the existing Geological Hazards section found under section 400 of the CAO</p>
<p>Aquaculture Siting, request that the discussions regarding siting for aquaculture continue</p>	<p>concur</p>
<p>Consistent application of the Shoreline Program Regulations, The issue as represented by DNR is that we over regulate geoduck harvesting and do not do enough to regulate bulkheading.</p>	<p>Bulkhead construction is an element of the State Shoreline Act which if it is subordinate to a SFR is exempt from a SDP. Geoduck harvesting within Kitsap County requires a SDP which has been questioned by harvesters including DNR and our authority to require permits has been upheld at the Shoreline Hearing Board and in Superior Court.</p>
<p>SUQUAMISH TRIBE 3-27-98</p> <p>Submittal of "Appendix A" regarding the inclusion of engineering standards for retaining wall and bulkheads.</p>	<p>The technical document submitted by the Tribe is very helpful and will have the fullest and best effect located in the CAO. The engineering standards set forth within the document are applicable to wider scope of area than the limited jurisdiction of the SMP> The Staff suggests adding the document to the CAO after the staff has had time to evaluate the comments and assimilate the criteria into the existing Geological Hazards section found under section 400 of the CAO.</p> <p>Cross reference has been added to the residential section at section S.4.c. Residential Section and Section U. Shore Protection Structures and Bluff Stabilization at U.4.f.(10) and h.</p>

Comments & Recommendations	Action Taken
<p>CETED 3-26-98</p> <p>The SMP does not include minimum setbacks and buffers. CETED encourages development of minimum standards and encourages the County to continue to work with Ecology and WSDFW on this issue</p>	<p>Criteria has been added to reference the setback and buffer requirements set forth in the CAO. For example; See page 97, Residential Development Section (shore 16),</p> <p>c. Setback and buffer requirements for residential development shall be based on the minimum criteria set forth within the Critical Areas Ordinance in addition to the site specific critical areas requirements.</p> <p>The reason the setbacks and buffers are being addressed through the CAO is based on the inaccurate and outdated shoreline inventory. The DOE and Kitsap County have entered into an MOU to pursue grant funding for the new inventory of the shoreline scheduled to commence July 1999. See attached copy of MOU.</p> <p>The new inventory will provide an opportunity for continued refinement and coordination of the shoreline program to achieve our goal of consistency with the associated development regulations, the CAO and the Zoning Code specifically, and the general intent of the Comp Plan.</p>
<p>Shoreline designations could be further revised to ensure consistency with other elements of the Comp Plan.</p>	<p>WAC 173-16-040</p>

<p align="center">Comments & Recommendations</p>	<p align="center">Action Taken</p>
<p>pg 24, The agency is unclear regarding the use of "Semi-Rural" as a shoreline designation and how this designation corresponds to the Land Use Element and Rural and Resource Lands Element.</p>	<p>The shoreline environmental designation of "Semi-Rural" is a hold-over of the 1977 shoreline program which Kitsap County is still using as it's current regulatory ordinance for shoreline management. In response to the agency comments the reference to "a density of 2 units per acre" has been removed and replaced with this ;</p> <p><u>SEMI-RURAL ENVIRONMENT DESIGNATION:</u> The semi-rural environment is an area where the predominant feature is the modification of the environment by the action of man but which still possesses some rural character. The semi-rural environment is distinguished from the urban environment by having primarily moderate residential uses at densities of approximately 2 units per acre consistent with the Rural and Resource Lands Element of the Comprehensive Plan.</p> <p>It is anticipated that with the reinventory of the shoreline in 1999 the use of the semi-rural designation will be discontinued.</p>
<p>pg 31, recommend "urban environmental designation" definition be revised to include the wording "are planned in the comprehensive land use plan".</p>	<p>This wording has added to reflect the request of the agency.</p>
<p>Part VII Use Activities Section, add wording referencing consistency with the Comp Plan to the commercial and residential sections</p>	<p>This wording has been added to the commercial and residential section to reflect the request of the agency.</p>

Comments & Recommendations	Action Taken
<p>3-4-98 Suquamish Tribe Pg, 60 Aquaculture Section</p>	<p>The industry of Aquaculture is developing and the introduction section identifies this issue. Further the document needs to be flexible to cover activities as they occur in the evolving and changing aquaculture market. The criteria set forth within this section is based on several technical documents, the programmatic environmental impact statement for floating salmon net pens, the Weston Report, as well as the siting study developed by the DOE. In addition, the information requested within this section is derived from the DNR lease requirements for floating aquaculture.</p> <p>The County has no intent to even try to usurp treaty rights. As the comment has pointed out RCW 90.58.350 clearly states the primacy of treaty rights.</p> <p>It is important to remember that this section is written to regulate aquaculture practices and project for the entire population of Kitsap County and is not directed at tribal activities</p>
<p>Pg 66 Archaeological Areas and Historic Sites, request we include references to specific Tribal interests and add references to the state federal and local laws which protect archaeological, historic and cultural resource sites.</p>	<p>Comments added to the document</p>
<p>Shore Protection Structures, reference should be added to "appendix A"</p>	<p>The technical document submitted by the Tribe is very helpful and will have the fullest and best effect located in the CAO. The engineering standards set forth within the document are applicable to wider scope of area than the limited jurisdiction of the SMP> The Staff suggests adding the document to the CAO after the staff has had time to evaluate the comments and assimilate the criteria into the existing Geological Hazards section found under section 400 of the CAO.</p> <p>Cross reference has been added to the residential section at section S.4.c. Residential Section and Section U. Shore Protection Structures and Bluff Stabilization at U.4.f.(10) and h.</p>

The following is a draft Memorandum of Understanding (MOU) between the Department of Ecology and Kitsap County. This should be implemented with the adoption of the Shoreline Program.

“Memorandum of Understanding”

Between; Department of Ecology (Ecology) and Kitsap County Board of Commissioners (the County)

Purpose; To secure agreement between the named agencies regarding Coastal Zone Management (CZM) grant funding for a project consisting of the reinventory of the shoreline of Kitsap County, revised mapping of shoreline environment designations and development of shoreline setbacks and buffers.

Background; Pursuant to ongoing discussions during the preparation of the Kitsap County Shoreline Management Master Program the following agreement has been reached by the Kitsap County Board of Commissioners and Washington State Department of Ecology.

Goals and Conditions;

1. Ecology agrees to the adoption of the KCSMMP during the calendar year 1998 without inclusion of “setback and buffer requirements”.
2. Ecology will attempt to obtain Coastal Zone Management (CZM) funding for the Kitsap County shoreline inventory and map revision project from the Fiscal Year (FY) 2000 CZM grants cycle, ie, for the period commencing July 1999.
3. The County will conduct a new inventory and propose revisions to the present shoreline designations by the end of the FY 2000 CZM grants cycle. Upon completion of the reinventory and revised shoreline environment mapping, and within 60 days of the end of the FY 2000 CZM grant cycle the County agrees to submit, for state approval, revisions to the shoreline environment designations, revised mapping of the shoreline environments and setback and buffer provisions for shoreline properties
4. The setback and buffer provisions will be placed in either the KCSMMP itself or in a shorelines or setback section of the County’s uniform development code such that they apply to all shoreline development. In addition, provisions for expanding and reducing or averaging setback and buffer requirements will be included.

Effective Date; **Memorandum of Understanding** shall take effect as soon as both parties have signed and shall remain in full force and effect until the obligation of this document are satisfied, or until the parties mutually agree to revise the conditions of the above outlined agreement.

Procedures Ordinance

Indicated below are the staff recommended changes to the March 18, 1998 draft of the Procedures Ordinance that result from State agency comments and Planning Commission action.

<u>Page</u>	<u>Section</u>	<u>Staff Recommended Change</u>	<u>Justification</u>
5	020	Delete third line of Table	3/26/98 CTED Letter
15	070(A)	Modify to read "one open-record hearing"	3/26/98 CTED Letter
17	080(A)	Add language stating that Comprehensive Plan amendments will be considered once per year.	3/26/98 CTED Letter
231	100(B)	Change five (5) year duration of approval to three (3).	P/C Action

