



kitsap2036

*Growing for a Better Tomorrow*

## STAFF REPORT

### Permit Number: 15 00692 | Eldorado Hills, LLC

**DATE:** February 24, 2016

**TO:** Kitsap County Board of Commissioners; Kitsap County Planning Commission

**FROM:** Katrina Knutson, AICP, Senior Planner, DCD and

Jeff Arango, AICP, Senior Associate, BERK Consulting

**RE:** Eldorado Hills, LLC Reclassification Request

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### APPLICATION INFORMATION

- Applicant Name:** Judy Mentor Eagleson, Eldorado Hills II, LLC (Applicant and Owner); Jeff Coombe (Authorized Agent)
- Parcel Number:** 312501-1-012-2003
- Address or location information:** Lenea Drive and El Dorado Blvd.; see Attachment 1
- Current Land Use:** undeveloped vacant land; see Attachment 3
- Current Comprehensive Plan Map Designation:** Rural Residential (RR)
- Proposed Comprehensive Plan Map Designation:** Urban Low-Density Residential (ULDR)
- Current Zoning:** Rural Residential (RR); see Attachment 4
- Proposed Zoning:** Urban Restricted (UR); see Attachment 5
- Lot Area / Size:** 16.24 acres
- Comprehensive Plan Alternatives:** Request included with Comprehensive Plan Update 2016 Supplemental Environmental Impact Statement (SEIS) Alternative 3.
- Preferred Alternative:** The request is not included in the Preferred Alternative.

### Submitted Application Materials

- Application
- Environmental Checklist
- Ownership Certification

## Application Request

The request is to rezone the subject property of 16.24 acres from RR to UR. This would require expansion of the Silverdale UGA boundary.<sup>1</sup>

## BACKGROUND

The subject property is approximately 16.24 acres and currently is undeveloped forest land. A single manufactured home also exists on the site. The current Comprehensive Plan designation and associated zoning classification is RR. The property is adjacent to the Silverdale Urban Growth Area (UGA) along the property's northern boundary. The property has access to existing electric, water, garbage, telephone, and sewer services (records show the existing sewer lines are at capacity). The property is accessed from Lenea Drive NW along its southern boundary. The property occurs within a Category I critical aquifer recharge area.

Proposed utilities for the residential project include sewer services provided by Kitsap County, water provided by Silverdale Water District, power by Puget Sound Energy, and natural gas by Cascade Natural Gas. The property has moderate geologically hazardous areas and two streams (see Attachment 2).

### UGA History

The subject property was previously studied in the 2012 Comprehensive Plan Update. Prior to the adoption of the 2012 Comprehensive Plan amendments associated with the Urban Growth Area (UGA) Sizing and Composition Remand, the subject property was part of the Silverdale UGA and was designated UR. The County adopted the preferred alternative for the Silverdale UGA, which no longer included the subject property inside the UGA boundary. The UGA boundaries were based on three factors: sewer services, critical areas, and UGA capacity numbers.

### Comprehensive Plan Alternatives

The subject properties were included Comprehensive Plan Update 2016 SEIS Alternative 3 along with several adjacent properties as an expansion to the UGA with the Urban Low Density Residential (ULDR) designation and implementing Urban Restricted Zone (UR). The request is not evaluated within the Preferred Alternative.

### Surrounding Zoning and Land Use

The area surrounding the subject property is currently designated and zoned RR outside of the UGA and Urban Low Density Residential (ULDR) with Urban Low Residential (UL) zoning within the UGA. Parcels to the west and south are designated and zoned RR and are in residential use with mostly single family residential. See Exhibit 1. Adjacent parcels in residential use are mostly less than 1 acre and part of a planned development established between the 1960s and 1990s.

The Central Kitsap Fire District, Silverdale Water District, Kitsap County Public Works (sewer), Kitsap Transit and Kitsap County Sheriff's Department serve the adjacent property which is inside the UGA as well as properties to the south and west which are outside the UGA boundary.

In a larger context, the subject property is southwest of the commercial heart of Silverdale and west of Chico Bay and community of Chico.

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<sup>1</sup> Total parcel area on application is 16.98. On assessor site, it is 16.24 for both.

**Exhibit 1. Summary of Surrounding Areas Current Zoning and Land Use**

	Current Zoning	Current Land Use
<b>North</b>	<ul style="list-style-type: none"> <li>• UL within Silverdale UGA</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> </ul>
<b>East</b>	<ul style="list-style-type: none"> <li>• RR</li> </ul>	<ul style="list-style-type: none"> <li>• Silverdale water district</li> </ul>
<b>South</b>	<ul style="list-style-type: none"> <li>• RR</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> </ul>
<b>West</b>	<ul style="list-style-type: none"> <li>• RR</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Undeveloped</li> </ul>

Source: Kitsap County, 2015; BERK, 2015 Present Future Land Use and Zoning Designations

**Current Comprehensive Plan and Zoning Designations**

The current Future Land Use Map Designation and corresponding zoning for the property is RR. This designation and zone promotes “low-density residential development consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services.” RR has a maximum density of 1 dwelling unit per 5 acres.

**Proposed Comprehensive Plan and Zoning Designations**

As described in the current Comprehensive Plan, the proposed Comprehensive Plan designation is Urban Low Density Residential (ULDR) and the proposed zoning designation is UR.

- **Urban Low Residential (ULDR):** This designation primarily focuses on single-family dwellings but also may include innovative types such as clustered housing. It also includes regulated environmentally critical areas within the UGAs and other areas identified for low-density urban development. Zones that implement the Urban Low-Density Residential designation include: UR Residential, Illahee Greenbelt Zone, Urban Low Residential, Urban Cluster Residential and Senior Living Homestead.
- **Urban Restricted (UR).** According to Chapter 17.315 Kitsap County Code (KCC), “the urban restricted zone is applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated pursuant to the Title 19, or are planned as greenbelts, and are therefore appropriate for lower-density development. These areas may include significant salmon spawning streams, wetlands and/or steep slopes. Actual densities allowed will be determined at the time of land use approval, following a site-specific analysis and review of potential impacts to the on-site or adjacent critical areas.”

The following tables provide comparison between the existing and proposed zoning designations on allowed uses and development standards. See Exhibit 2 and Exhibit 3.

**Exhibit 2. Kitsap County Code: Selected Allowed Uses (KCC 17.381.040)**

Selected Uses	UR (proposed zoning)	RR (current zoning)
<b>Residential Uses</b>		
• Duplex dwelling	P	P
• Multi-family dwelling	C	X
• Single family detached	P	P
• Single family attached	P	C

Selected Uses	UR (proposed zoning)	RR (current zoning)
• Mobile homes	C	P
Commercial/Business Uses		
• Daycare center	C	P
• Kennels, pet day care	P/X*	C
• Nursery	X	C
Resource Land Uses		
• Agricultural uses	P/X*	P
• Forestry	P/X*	P

Legend: C= Conditional, P = Permitted, X = Prohibited

\*Use prohibited within the Gorst urban growth area.

### Exhibit 3. Selected Development Standards Comparison (KCC 17.382.100)

Density and Dimensions	UR (proposed zoning)	RR (current zoning)
Minimum density (du/acre)	1	NA
Base/Maximum density (du/acre)	5	.20
Minimum lot size	5,800 sf	5 acres
Lot width (feet)	60	140
Lot depth (feet)	60	140
Maximum height (feet)	35	35

## PUBLIC COMMENTS

This is a summary of comments received. For full text comments, please visit project page: <http://compplan.kitsapgov.com>

The representative submitted a letter further supporting this request.

One comment received states that if the project must be in the UGA, the project should be UL to create higher density in UGAs (instead of UR).

One comment received recommends denial because of UGA expansion.

## EVALUATION

Site specific reclassification requests to the Comprehensive Plan must be reviewed in accordance with the criteria outlined in the Kitsap County Code (KCC) Chapter 21.08. Applicable review criteria for site specific reclassification requests are in sections KCC 21.08.070.A and KCC 21.08.070.D.

## General Criteria (KCC 21.08.070.A)

**A. General.** For each proposed amendment to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

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

Circumstances related to the proposed amendment or area in which the property is located has changed since the adoption of the Comprehensive Plan or development regulations. There is new information about the UGA capacity in relation to growth targets.

The Silverdale UGA is currently undersized to accommodate population and employment targets during the 20-year planning period. The No Action Alternative has a population capacity deficit of approximately 1,079 persons (See Exhibit 4).

**Exhibit 4. Silverdale UGA Adjusted Population Allocations 2012-2036**

<b>Adjusted Growth Target 2012-2036</b>	<b>No Action Alternative Growth</b>	<b>Difference with Target</b>	<b>Alternative 2 Growth</b>	<b>Difference with Target</b>	<b>Alternative 3 Growth</b>	<b>Difference with Target</b>
8,723	7,644	(1,079)	8,777	54	8,860	137

Source: Kitsap County Community Development; BERK Consulting 2015

The Comprehensive Plan Update 2016 SEIS proposes a number of alternatives with different implications for capacity, and some of which include the subject site.

- Under the No Action Alternative, the subject properties are not included in the Silverdale UGA.
- Under Alternative 2, the subject properties are not included in the Silverdale UGA, and the overall capacity of the UGA in this alternative is slightly more than the No Action Alternative because of the focus of growth in the Silverdale Regional Growth Center area near Kitsap Mall.
- Under Alternative 3, the subject properties are included in the Silverdale UGA, and the proposed UGA would have more capacity than the No Action Alternative to meet the growth target.
- The Silverdale UGA is undersized in the No Action Alternative and requires additional capacity.

**2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and**

The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis is being conducted as part of the 2016 Comprehensive Plan update, but in general that process will not change the assumptions relative to the subject property and proposed amendment.

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

The County aims to focus a greater share of growth into the urban areas. The proposed amendment is consistent with this goal as it would encourage development capacity in the urban area if additional

development capacity is need to accommodate growth targets. The request would require expanding the UGA boundary.

### Reclassification Request Criteria (KCC 21.08.070.D)

**D. Site-Specific Amendments.** In addition to the findings and conclusions in subsection (A) of this section, a proposed site-specific map amendment may be recommended for approval by the planning commission and may be approved by the board of commissioners if the following findings are made:

**1. All Site-Specific Amendment Requests.** Each of the following requirements must be satisfied for a recommendation for approval.

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

The subject property does not have existing water and sewer utilities, although they are in close proximity. If the amendment is approved to be included in the UGA, properties will be required to have urban-level sanitary sewer service when developing.

A Comprehensive Plan Map change to ULDR with a zoning change to UR would allow approximately 84 additional new single family residential dwelling units to be constructed on the site; this estimate is a conservative maximum as the density would be dependent on reductions for critical areas and other site design considerations.

A higher density will increase the demand on adopted level of service standards such as police, fire and emergency medical services. Higher density would also create more demand for transportation maintenance and services to reach necessary services in the surrounding rural and urban communities.

The Central Kitsap Fire District, Silverdale Water District, Kitsap County Public Works, Kitsap Transit and Kitsap County Sheriff's Department serve the adjacent property to the north which is inside the UGA as well as properties to the south and west which are outside the UGA boundary.

The cumulative demand for services was analyzed in the 2012 Comprehensive Plan UGA Sizing and Composition Remand; the area is now under review in the Comprehensive Plan Update 2016 Alternative 3. The property was not included in the UGA per the analysis.

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

#### Kitsap County Comprehensive Plan Chapter Vision

Kitsap County's Comprehensive Plan shows the relationship between chapter concepts and the comprehensive plan vision.

#### County Vision for Rural and Urban Areas

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Vision	Rural Chapter Relationship to Vision
<b>Rural Areas.</b> Rural areas and communities where unique historical characters, appearances, functions, and pioneering spirits are retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy. Rural recreation	<ul style="list-style-type: none"><li>Maintain low residential densities in rural areas and provides policy guidance for development standards which help to preserve the County's rural character. Foster small sustainable farms and agricultural enterprises that provide locally-grown food and fiber for Kitsap citizens.</li></ul>

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opportunities are enhanced, including equestrian facilities, trails, and others.

**Urban Areas.** Healthy urban areas that are the region's centers for diverse employment and housing opportunities, all levels of education, and civic and cultural activities.

- Support focused development in urban areas as centers for population, employment, and civic and cultural activities (See the Land Use chapter for further policy guidance affecting the urban area.)

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Source: Kitsap County Comprehensive Plan (December 2012).

The proposed amendment would support goals to focus residential development in urban areas where public services can be reasonably extended and that are close to employment and service opportunities if additional capacity is needed in the UGA. If additional capacity is not needed in the UGA then the request is inconsistent with the above goals.

### **Kitsap County Comprehensive Plan 2036 Goals and Policies: Chapter 2 and 3**

The following comprehensive plan goals and policies for UGAs and rural lands are applicable in considering this Future Land Use Map and zoning amendment request:

#### **2.2.4 Urban Growth Areas**

- **Goal 5: Provide public services and capital facilities necessary to support planned urban growth at adopted levels of service for the 2025 planning horizon.**
  - **Policy LU-23 Prioritize the UGAs for Kitsap County expenditures for public services and facilities as a tool to encourage development, to make urban areas desirable places to live, and to use existing infrastructure more efficiently and cost effectively.**
  - **Policy LU-24 Prohibit extension or expansion of urban services and facilities in rural areas except in limited circumstances necessary to protect basic public health, safety, and the environment, and do not allow extensions or expansion in rural areas to create or encourage urban development outside the designated UGA.**

The subject properties currently do not have urban services and facilities. There are existing sewer services nearby in the residential development outside of the UGA (see Attachment 6. Existing Public Sewer).

- **Goal 6: Encourage and reinforce development patterns within UGAs that are distinct from those in rural areas.**
- **Goal 11: Encourage new residential growth to locate within designated UGAs at higher densities than in rural areas.**

The proposed UR zoning allows 1-5 dwelling units per acre. The site would add capacity to the UGA rather than remain a rural parcel. If included in the UGA boundary the parcels could address growth capacity needs and add new development at higher densities where growth is encouraged.

#### **3A.2.1 Rural Lands**

- **Goal 1: Retain the rural character of the County outside of designated urban areas, as described in this chapter.**
  - **Policy RL-1 Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.**

- **Policy RL-2 Provide a variety of densities in the rural areas to make more efficient use of land, maximize the return on public infrastructure investment, and provide for affordable housing opportunities.**
- **Policy RL-3 Permit residential uses in rural areas consistent with the existing and planned rural character of the surrounding area.**
- **Policy RL-4 Outside of the Type III LAMIRDs, limit development only to that which serves rural residential or resource needs and not draw people from UGAs.**

The proposed UR designation would change rural land to urban land and would require a UGA expansion. This would allow urban land development, uses, patterns and densities that are consistent with urban areas.

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

While the subject property is undeveloped and currently lacks utility services required for urban development (i.e. sewer service), adjacent properties are served by the County sewer utility; past sewer plans prepared in 2008 and 2012 considered adding this property in conjunction with other potential UGA territory. The Central Kitsap Fire District, Silverdale Water District, Kitsap County Public Works, Kitsap Transit and Kitsap County Sheriff's Department serve the adjacent property to the north which is inside the UGA as well as properties to the south and west which are outside the UGA boundary. Therefore, the property could be served in the future if included in the UGA.

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

The applicant requests the property to be part of the Silverdale UGA. Under the County's current Comprehensive Plan, this site is not included in the No Action Alternative (Current Plan) or the Comprehensive Plan Update 2016 Alternative 2. The request is included in Comprehensive Plan Alternative 3 as an expansion of the Silverdale UGA. The Silverdale UGA has a deficit of population capacity under the No Action Alternative. The request is not analyzed within the Preferred Alternative.

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

The proposed amendment does affect the adequacy of urban facilities because it currently does not have the level of sewer services required for urban development. The County would need to extend sewer services to new residential development proposed for the subject property; past sewer plans prepared in 2008 and 2012 considered adding this property in conjunction with other potential UGA territory.

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

The following state and local policies and laws are applicable to the applicant's zoning amendment request.

#### **Growth Management Act Planning Goals (RCW 36.70a.020)**

**1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**



The subject property is not currently within a designated urban area and would require expansion of the UGA if the zoning amendment request is permitted. Currently, the site does not have adequate public facilities and services. The Central Kitsap Fire District, Silverdale Water District, Kitsap County Public Works, Kitsap Transit and Kitsap County Sheriff's Department serve the adjacent property to the north which is inside the UGA as well as properties to the south and west which are outside the UGA boundary. Past sewer plans prepared in 2008 and 2012 considered adding this property in conjunction with other potential UGA territory. The Draft Kitsap County Capital Facility Plan Update 2016 addresses the site cumulatively with other areas in the review of Alternative 3.

**2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

Presently, the subject property is adjacent to both urban densities and rural densities; some areas zoned rural to the south are developed at urban densities; however as proposed the property is split by other properties that make a logical boundary difficult on the south to include the second parcel included in the request (See Attachment 1). If added to the UGA the parcel to the north would convert from a large rural lot to an urban density that could help meet future growth capacity needs. Under Alternative 3, potential residential development in this area would allow for development within the UGA, where development is encouraged. However, UR zoning along the UGA boundary may lead to development that is less than dense than is desired in the UGA.

### **Kitsap County-wide Planning Policies**

#### **Element B. Urban Growth Areas**

#### **3. Process and criteria for establishing, expanding, and adjusting Urban Growth Areas in Kitsap County**

**g) Any jurisdiction seeking to expand its Urban Growth Area shall achieve densities and urban growth patterns consistent with the Growth Management Act and the City's adopted Comprehensive Plan and any inter-local agreement between the City and the County.**

If the site is included in the UGA a designation and zone that allow for urban growth patterns would be applied.

If included in the UGA, the designation of ULDR and implementing zoning of UR would have a density range of 1-5 units an acre with a minimum of 1 unit an acre. The UR density range is intended to address the potential need to cluster development given critical areas. The building limitations are more geologic in nature and topography may guide residential clusters. Mapped streams are identified on the northern parcel per County maps (See Attachment 2).

Unless additional property is included in the request the request would result in a split designation as the southern parcel is not currently contiguous to the UGA and must remain in rural designation unless additional properties are also added to the UGA. The inclusion of the northern lot in the UGA may be appropriate provided the County needs capacity to help meet its growth target and desired land use pattern.

**i) Expansion of Urban Growth Areas shall direct growth first to areas already characterized by urban growth that have adequate existing public facility and service capabilities to serve development; second to areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided; and third to areas that are adjacent to incorporated cities or established Urban Growth Areas once the available land meeting the first or second priority has been designated. Areas which have existing public facilities or where public facilities can be**

**reasonably extended and are not currently at urban densities should be considered first within this category.**

The subject property does not meet the first two priority criteria. It is however adjacent to the established Silverdale UGA. It is currently undeveloped forest land without existing water and sewer utilities, but services are available. As undeveloped land, it does not have characteristics of urban growth. It is near public sewer utilities that could be extended (see Attachment 6. Existing Public Sewer). Past sewer plans prepared in 2008 and 2012 considered adding this property in conjunction with other potential UGA territory.

**2. All Site-Specific Amendment Requests Regarding Parcels Located Within an Associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas). Each of the following requirements must be satisfied for a recommendation for approval:**

**a. Demonstration from the jurisdiction affiliated with the UGA that the proposal has the capability and capacity to provide urban level services to the area.**

The Silverdale UGA is currently under the jurisdiction of Kitsap County and would be served by the County sewer service and a number of other special districts. Past sewer plans prepared in 2008 and 2012 considered adding this property in conjunction with other potential UGA territory. The Draft Kitsap County Capital Facility Plan Update 2016 addresses the site cumulatively with other areas in the review of Alternative 3.

**b. Demonstration that the proposal is consistent with the associated urban growth area jurisdiction's Comprehensive Plan.**

The subject property is associated with the Silverdale UGA and is under the jurisdiction of Kitsap County. The Kitsap County Comprehensive Plan Chapter 14 provides the Silverdale Sub-Area Plan.

**Chapter 14: Silverdale Sub-Area Plan**

- **Goal 2. Encourage land use patterns that promote convenient access to goods and services using all forms of transportation modes.**

The subject properties have access to residential roads, and nearby El Dorado Blvd and Highway 3. It is about 5 miles to goods and services in Silverdale. Bus route 12 stops at Chico Way about .6 miles from the subject properties.

- **Goal 8. Encourage new development to be consistent and complementary with adjoining or nearby existing development.**

Proposed ULDR designation with either UR zoning would allow development that is consistent with adjacent parcels' current residential land use; the density would be higher than the rural residential areas to the west but would match urban densities to the south (in an area once in the UGA and then removed similar to the subject site).

**c. Demonstration that the proposal meets the affiliated jurisdiction's transportation standards.**

The County Comprehensive Plan Chapter 14 for Silverdale's Sub-Area Plan contains goals and policies on transportation. Based on the 2006 Comprehensive Plan EIS and 2012 EIS, the area has been evaluated cumulatively for urban uses and appropriate road improvements identified in the County's UGAs including Silverdale; the area is under review again in the 2016 SEIS. It is anticipated based on the County transportation modeling the proposed land use and zoning would not create a significant impact on the County's transportation standards. Further any site specific development would be subject to the County's transportation concurrency requirements. Kitsap Transit currently services the area. Route 12 runs along Chico Way, close to the subject property.

## Findings of Fact

1. The applicant submitted the Reclassification request application to Kitsap County on February 27, 2015.
2. The applicant seeks to change the property's current CP Map designation and associated zoning from RR to the ULDR designation with an implementing zone of UR. The site would become part of the Silverdale UGA, by way of a UGA expansion.
3. The properties are located along Lenea Drive NW, near NW Eldorado Blvd and adjacent to the Silverdale UGA southern boundary west of Dyes Inlet and Chico Bay.
4. Steep slopes are present on both parcels with three noted streams.
5. The amendment request is included in Comprehensive Plan Update 2016 Alternative 3 as an amendment for ULDR/UL designation and zone along with adjacent properties.
6. The current zoning designation, RR, is appropriate for the conditions of the property. This zone allows for "continued rural development while discouraging land use patterns that could foreclose options for inclusion into future UGAs and their higher densities and land use intensities."
7. The property is in a lower tier of priority for urban services as it is not already characterized by urban growth or served by urban services such as sewer.
8. The property abuts and drains into an important Silverdale Water District property.
9. Both parcels contain moderate geologically hazardous areas, including steep slopes and three mapped streams which complicates urban development pattern.
10. Staff recommends Alternative 2, which calls for the majority of population growth to occur within the Regional Growth Center Boundary and remainder with the existing UGA.
11. The proposal is not included in the Preferred Alternative.

## Conclusion of Law

The project is not consistent with the provisions of the Washington State Growth Management Act, Kitsap Countywide Planning Policies, the Kitsap County Comprehensive Plan, and the Kitsap County Code.

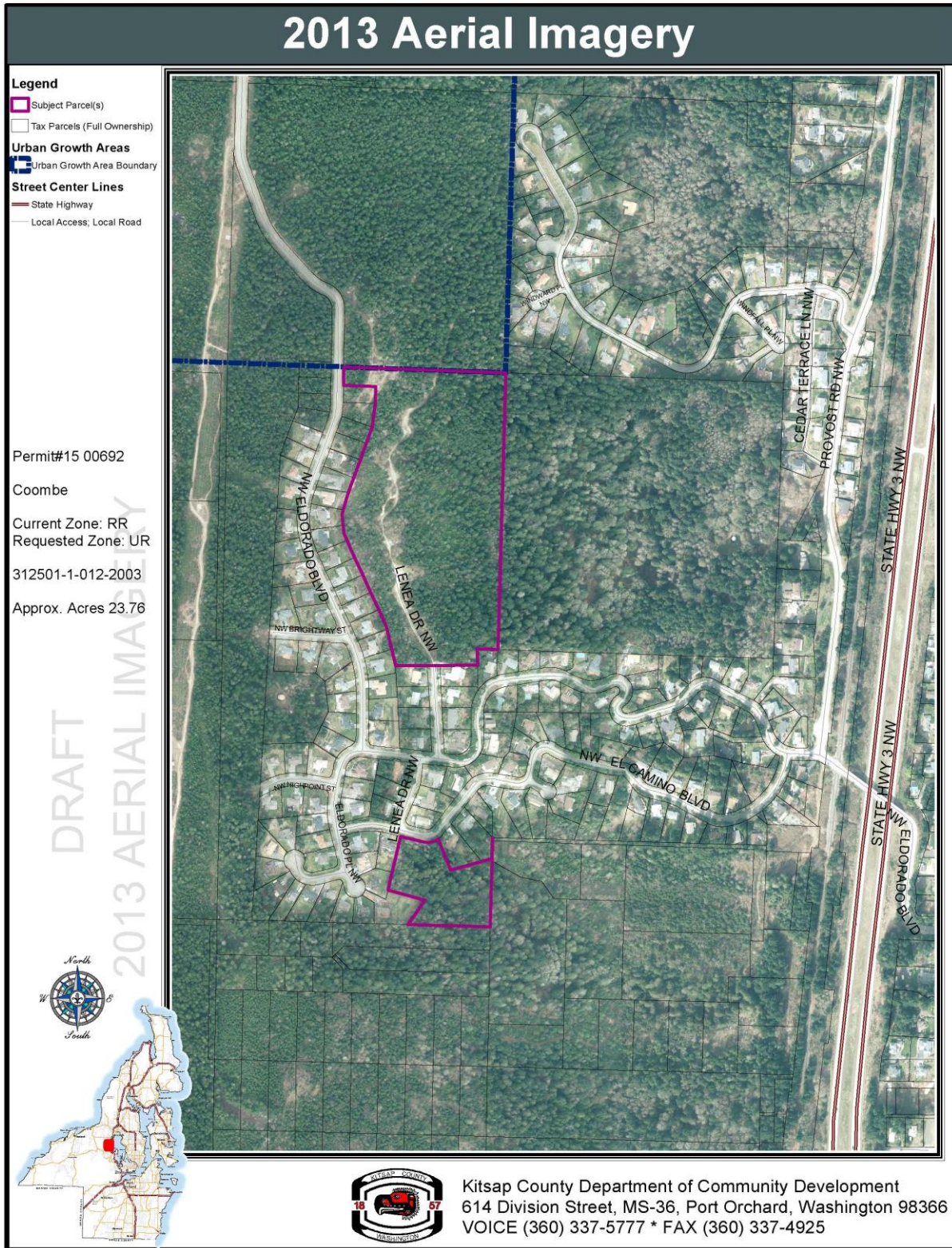
## Recommendation

Based on the findings of fact and conclusion of law staff recommends denial of application # 15 00692.



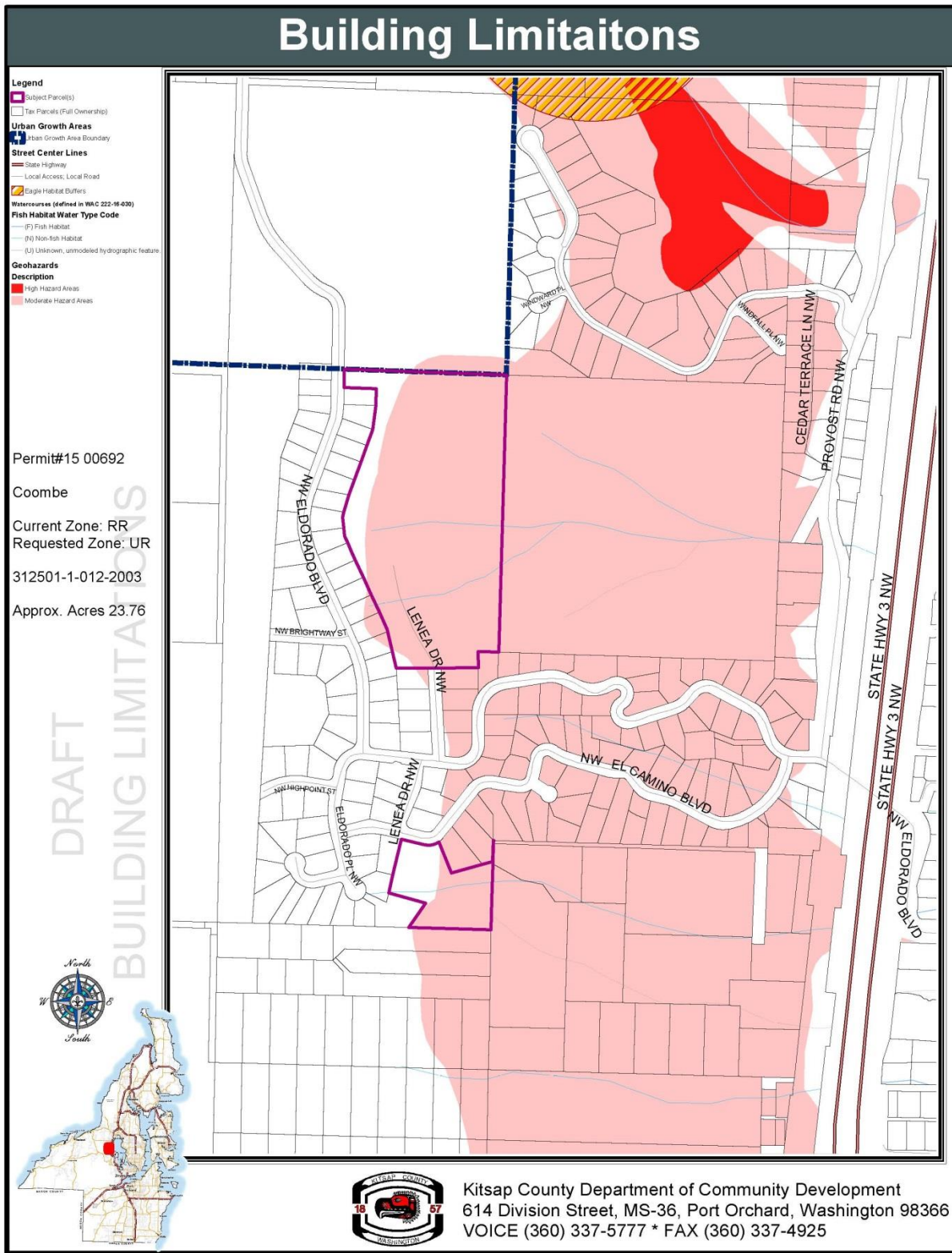
# ATTACHMENTS

## Attachment 1. 2013 Aerial Imagery

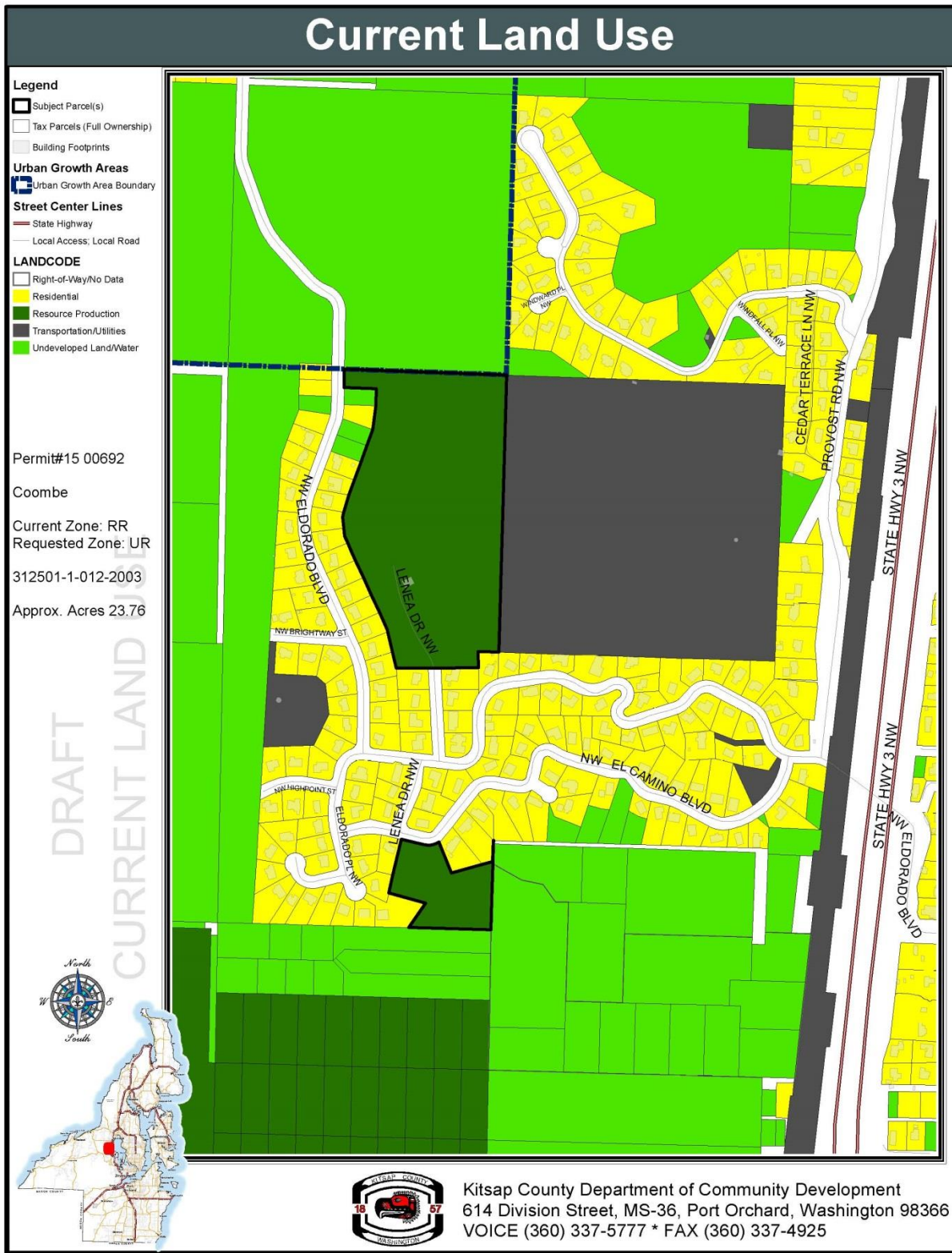




### Attachment 2. Building Limitations

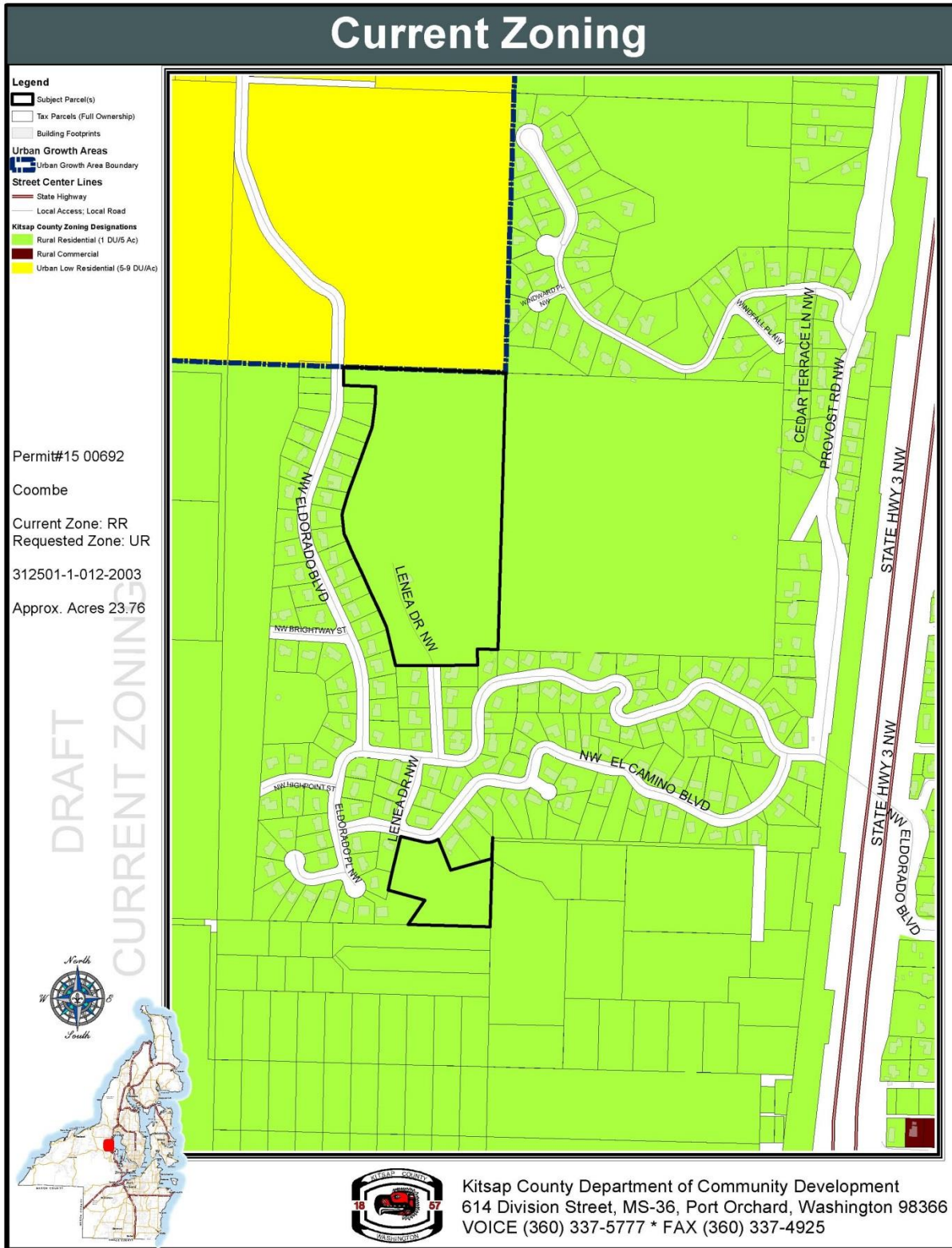


Attachment 3. Current Land Use Map

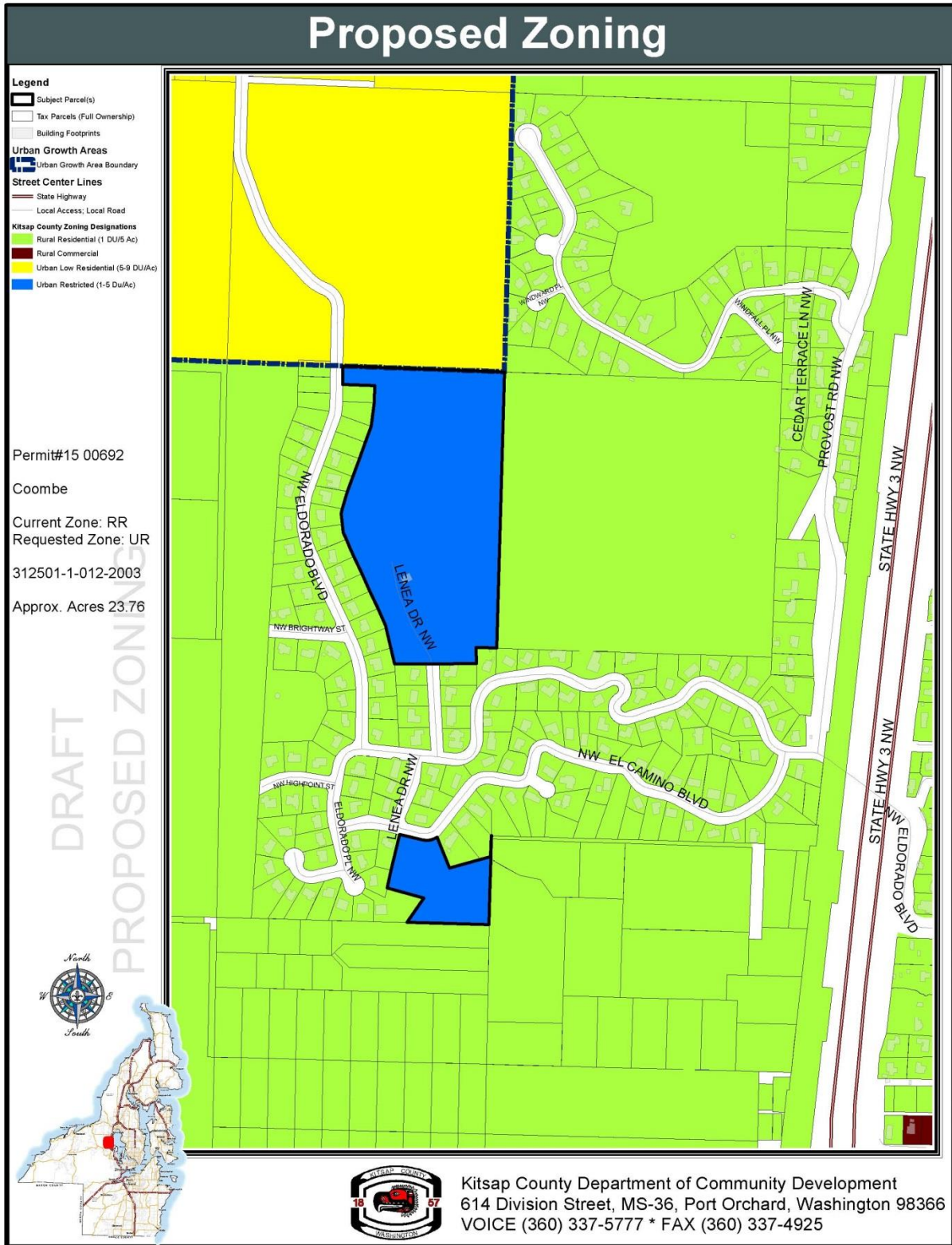




### Attachment 4. Current Zoning

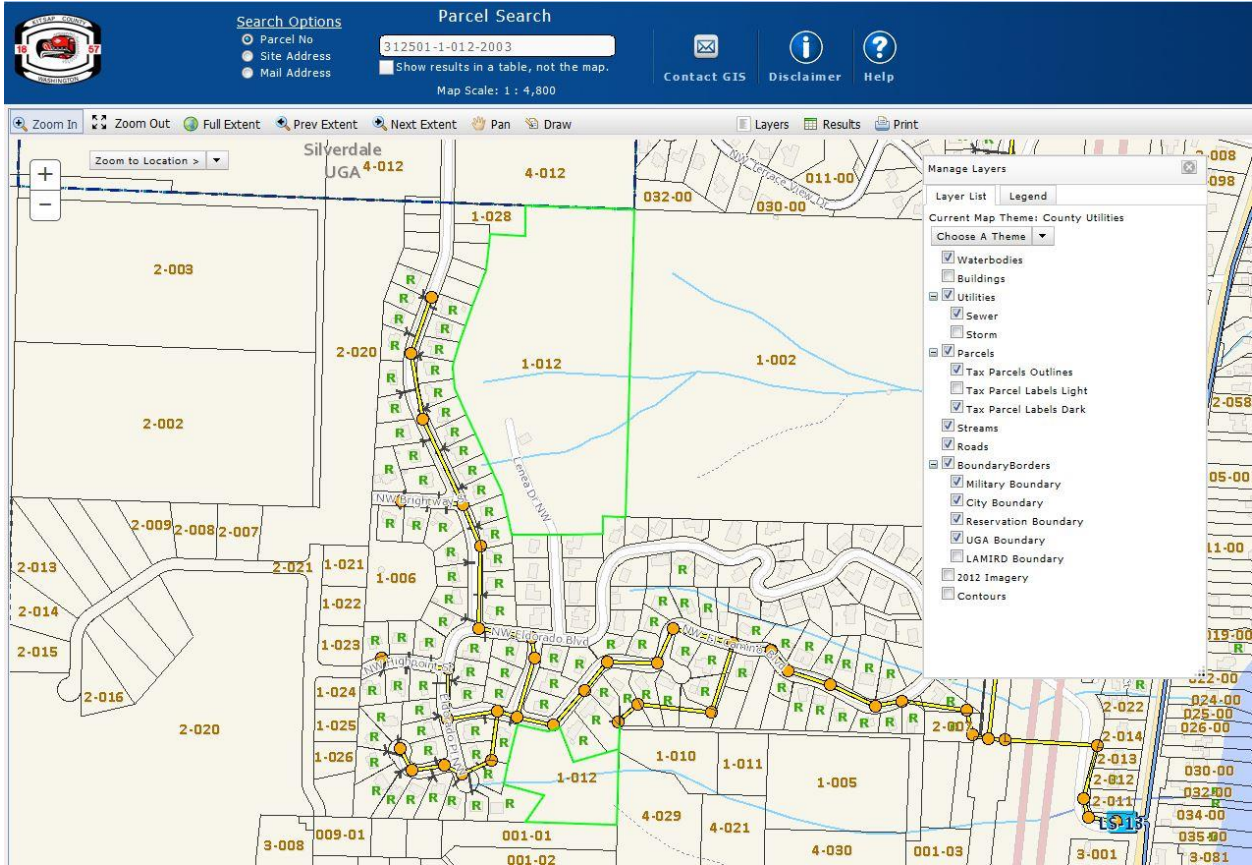


### Attachment 5. Proposed Zoning





### Attachment 6. Existing Public Sewer



Source: Kitsap County Assessor Parcel Search (<https://psearch.kitsapgov.com/webappa/>). Accessed July 2015.