



STAFF REPORT

Permit Number: 15 00703 | Port Orchard Airport

DATE: March 2, 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: Port Orchard Airport Reclassification Request

APPLICATION INFORMATION

1. **Applicant Name:** William T. Lynn of Gordon Thomas Honeywell, LLP (applicant and authorized agent/representative)
2. **Parcel Numbers:** 032201-2-010-2000, 032201-2-011-2009, 032201-2-012-2008, 032201-2-013-2007, 032201-2-014-2006, 032201-2-015-2005, 032201-2-016-2001, 032201-2-017-2003, 032201-2-018-2002, 032201-2-019-2001, 342301-3-010-2000, 342301-3-011-2009, 342301-3-012-2009, 342301-3-015-2005, 342301-3-016-2004, 5460-000-001-0001, 5460-000-002-0000, 5460-000-003-0009, 5460-000-004-0008, 5460-000-005-0007, 5460-000-006-0006, 5460-000-007-0005, 5460-000-008-0004, 5460-000-009-0003, 5460-000-010-0000, 5460-000-011-0009, 5460-000-012-0008, 5460-000-013-0007, 5460-000-014-0006, 5460-000-015-0005, 5460-000-016-0004, 5460-000-017-0003, 5460-000-019-0001, 5460-000-020-0008, 342301-4-004-2006
3. **Address or location information:** Vicinity of 12300 Sidney Road SW, Port Orchard; see Attachment 1.
4. **Current Land Use:** Commercial, industrial, airport, and hangars; see Attachment 3.
5. **Current Comprehensive Plan Map Designation:** Rural Industrial and Rural Commercial
6. **Proposed Comprehensive Plan Map Designation:** Type III LAMIRD
7. **Current Zoning:** Rural Industrial & Rural Commercial; see Attachment 4.
8. **Proposed Zoning:** Rural Employment Center (REC); see Attachment 5.
9. **Lot Area / Size:** Total area is 103.56 acres.

10. **Comprehensive Plan Alternatives:** The Comprehensive Plan Update 2016 Supplemental Environmental Impact Statement (SEIS) includes the site as a Type III LAMIRD Rural Employment Center in Alternatives 2 and 3.
11. **Preferred Alternative:** The request is included in the Preferred Alternative.

Submitted Application Materials

- Project Application
- Environmental Checklist
- Aerial Map
- Reclassification Request Criteria
- Ownership Certification
- Minter Creek Watershed Strategies – March 2014

Application Request

The applicant proposes to create a Type III LAMIRD for a Rural Employment Center (REC) under Chapter 17.376 Kitsap County Code. The proposed LAMIRD boundary includes the parcels listed in Attachment A, which totals 103.56 acres. Additionally, the applicant proposes that aviation-related activities, facilities and services be added as permitted commercial/business uses within the Rural Employment Center LAMIRD designation (KCC 17.381.040(D)). This would allow for the construction of new hangars and the expansion of services to support the existing Port Orchard airport that has been in operation since 1946.

BACKGROUND

The subject property is located along Sidney Road SW in Port Orchard, about 8 miles south of the City of Port Orchard. All of the parcels, except one, are zoned RI. One parcel in the northeast corner of the subject site is zoned Rural Commercial. The property is currently being used as a private use airport with associated commercial uses. Most of the parcels make up the landing strips and 2600 foot long runway and adjacent taxi areas. The parcels in the north contain the airport hangers and structures that house commercial and industrial businesses that benefit from proximity to the airport. According to Kitsap maps the subject property has a moderate geologically hazardous areas (steep slopes) on a few parcels at the north end of the site. The majority of the site occurs within a Category II Critical Aquifer Recharge Area (CARA), with a small area of Category I CARA at the southerly end of the site. The site accesses municipal water supplies through Washington Water Power, and power through Puget Sound Energy. The site is served by existing septic sewer systems. The applicant proposes to extend current water and power sources to accommodate future development. The applicant does not propose to extend public sewer utilities.

Surrounding Zoning and Land Use

The subject properties are adjacent to a mining operation to the east and rural residential development on other sides. . See Exhibit 1.

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

Surrounding Areas	Current Zoning	Current Land Use
North	• RR	<ul style="list-style-type: none"> • Residential (R) • Undeveloped • Resource Production • Transportation/Utilities
East	• RR	<ul style="list-style-type: none"> • Residential (R) • Resource Production • Undeveloped
South	• RR	<ul style="list-style-type: none"> • Residential • Undeveloped
West	• RR	<ul style="list-style-type: none"> • Resource Production • Undeveloped • Residential

Source: Kitsap County GIS: BERK Consulting 2015

Current Comprehensive Plan and Zoning Designations

The present Comprehensive Plan Designation and zoning for most of the property is RI with one parcel zoned RCO. The Comprehensive Plan and Zoning designations are currently consistent. The designations and zones are intended to allow a range of commercial and industrial uses in rural environments:

- **Rural Industrial (RI):** The intent and function of the Rural Industrial Zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.
- **Rural Commercial (RCO):** The intent and function of the Rural Commercial Zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. The rural commercial zone permits small-scale retail; sales and services located along county roads on small parcels that serve the immediate rural residential population. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials.

Proposed Comprehensive and Zoning Designations

As described in the current Comprehensive Plan, the proposed Comprehensive Plan Designation is Limited Area of More Intense Development (LAMIRD) – Type III. The proposed Zoning Map Designation is Rural Employment Center (REC), which would be established as a Type III LAMIRD. This REC Zone is intended to:

“...provide for isolated areas of industrial and commercial type uses in the rural areas of Kitsap County. The REC zone is not required to principally serve the existing and projected rural population, but rather to promote the rural economy by providing and creating jobs close to home. This zone encompasses a Type III Limited Area of More Intensive Rural Development, and shall protect Kitsap County’s rural character, by containing and limiting rural development. Development within this zone must not conflict with surrounding uses, and must assure visual compatibility with the surrounding area. The methods for

achieving such purpose are by providing for buffers and limiting the size and height to be appropriate for the rural areas (KCC 17.376.010)."

The proposed REC zoning designation allows for a wider range of commercial, industrial, and institutional uses than under existing zoning including general offices, retail, and restaurant (See Exhibit 2). In other cases the review process is reduced under the proposed zoning designation. The proposed REC zoning designation does not currently allow uses that support airport operations, which is a conditional use in the existing RI zoning District.

Exhibit 2. Selected Allowed Uses (KCC 17.381.040.B - .D)

Selected Uses	Type III LAMIRD REC (proposed zoning)	RCO (current zoning)	RI (current zoning)
Industrial Uses			
• Food Production, Brewery, Distillery	P	C	C
• Helicopter Pads	C	X	ACUP
• Air Pilot Training Schools	P	X	X
• Recycling Centers	ACUP	C	C
• Rock Crushing	C	X	C
• Slaughterhouse or Animal Processing	ACUP	C	X
• Storage: indoor/outdoor	P/P	C/C	ACUP/C
• Manufacturing and fabrication, Light	P	X	C
• Manufacturing and fabrication, Medium	ACUP	X	C
• Manufacturing and fabrication, Heavy	C	X	X
• Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.	X	X	C
Commercial Uses			
• Brew Pubs	ACUP	X	X
• Medical Clinic	C	X	X
• Engineering and Construction Offices	P	ACUP	ACUP
• General Office and Management Services, under 4k sf	P	ACUP	X
• General Office and Management Services, 4k to 9.99k sf	ACUP	C	X
• General Office and Management Services, 10k sf or greater	C	X	X
• General Retail Merchandise, under 4k sf	P	ACUP	X
• General Retail Merchandise, 4k to 9.99k sf	ACUP	C	X
• General Retail Merchandise, 10k to 24.99k sf	X	X	X
• General Retail Merchandise, 25k sf or greater	X	X	X
• Restaurants	P	C	X

Selected Uses	Type III LAMIRD REC (proposed zoning)	RCO (current zoning)	RI (current zoning)
• Tourism facilities, including outfitter and guide facilities	ACUP	ACUP	X
• Transportation Terminals	ACUP	X	X
Institutional Uses			
• Government/Public Structures	C	ACUP	C
• Hospital	X	X	X
• Private or Public Schools	ACUP	C	C

The development standards for the REC and the RI or RCO are similar.

Exhibit 3. Selected Development Standards Comparison: (KCC 17.382.070-90)

Density and Dimensions	Type III LAMIRD REC (Proposed Zoning)	RI and RCO
Base/Maximum density (du/acre)	NA	NA
Minimum lot size (acre)	NA	NA
Maximum Impervious Surface (%)	85	85
Minimum Lot Size (sf)	None	None
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>

Two public commenters are supportive of the request because it is an existing use.

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 have not substantially changed since the adoption of the Comprehensive Plan or development regulations.

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 re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Economic development and creating jobs is a primary goal of the County's and the proposal would strengthen employment opportunities in the rural area.

Reclassification Request Criteria Evaluation (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 proposed amendment will not result in significant adverse impacts on adopted level of service standards for public facilities and utilities. The airport use is existing. The existing zoning for the property already allows a wide range of commercial, industrial, and institutional uses and the development standards are the same between the existing and proposed zoning districts.

Increased employment density resulting from the proposed change from Rural Industrial to Rural Employment Center could potentially exceed the employment growth projections for the transportation analysis zone in which the site is located, and the resulting 2036 travel demand forecasts for adjacent roadways as indicated in the 2016 SEIS. However, the site is not located in proximity to any roadways with existing or projected future deficiencies, and the adjacent roadways have sufficient excess capacity to accommodate the level of traffic increase expected to result from the proposal. Project specific impacts from future development or changes in land use will be addressed during project permitting and the County's concurrency standards met.

- 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 3

Kitsap County’s Comprehensive Plan shows the relationship between chapter concepts and the comprehensive plan vision. See Exhibit 4.

Exhibit 4. County Vision for Rural and Urban Areas

Vision	Rural Chapter Relationship to Vision
<p>Rural Areas. 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 opportunities are enhanced, including equestrian facilities, trails, and others.</p>	<ul style="list-style-type: none"> • 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.
<p>Economic Development. A stable, prosperous and diversified economy that provides living wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals.</p>	<ul style="list-style-type: none"> • Preserve opportunities for resource-based economic activities within the County. • Allow for limited commercial and industrial uses in rural areas, while preserving rural character.

Source: Kitsap County Comprehensive Plan (December 2012).

- **Policy RL-24 Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a Type III LAMIRD.**

The subject property is an existing, isolated area that includes small-scale commercial and industrial activity in support of the airport.

Kitsap County Comprehensive Plan 2036 Goals and Policies: Chapter 3

The proposed zoning amendment supports the following current Comprehensive Plan Goals:

3A.2.1B Limited Areas of More Intensive Rural Development

- **Goal 7. Allow for the designation of LAMIRDs outside of the UGA based on existing rural residential communities or villages, areas of mixed use activity, isolated areas of small and moderate-scale commercial/industrial activity, and historic towns.**

- **Policy RL-25 Prohibit designating a LAMIRD adjacent to an UGA.**

The subject properties are not adjacent to a UGA.

- **Policy RL-27 Encourage changes to zones in LAMIRDs to occur via a local community planning process. This process should incorporate local knowledge, experience and preferences to determine appropriate area-specific land uses, development standards, design guidelines, and public service needs. Specific issues that should be considered in this planning process include:**

- **Appropriate logical outer boundaries as required by GMA**

The proposed logical outer boundary represents the existing area that is developed as the airport and includes existing commercial uses.

- **Rural character of the subject area and surrounding area.**

The subject property and surrounding area maintain a rural character with low-density residential development and significant tree cover. The mining operation to the west is typical of a rural environment.

- **Appropriate mix of uses, densities and intensities.**

The airport is an existing use. The specific future mix of uses, densities, and intensities will be established and evolve over time based on the standards of the REC Zoning District.

- **Feasibility, cost and need for public services.**

The site is served by water service, but not sanitary sewer service. Future development would be subject to County Code requirements for adequate septic service, access to water, compliance with stormwater standards, etc.

- **Significant natural constraints or features to be preserved.**

Areas of moderate geological hazard and critical aquifer recharge areas have been identified on-site and future development must be consistent with critical area regulations. Specifically, proposed uses must comply with KCC 19.600, critical aquifer recharge area protection standards.

- **Provision for a monitoring and evaluation process.**

As a condition of approval the County should work with the applicant to develop a monitoring and evaluation process to ensure that future development and land uses are consistent with the goals for rural employment centers.

- **Benefits to the local community.**

The benefits to the community were identified in the *Minter Creek Watershed Strategies* report and include expanded employment within proximity to the nearby rural residential population. Greater access to employment will benefit the local community along with opportunities for existing businesses to take advantage of the airport facilities to expand employment.

- **Policy RL-31 Consider designating as a Type III LAMIRD existing employment centers that:**
 - **Are served by water and/or sewer.**

The site is served by water, but not sanitary sewer. Future development would be subject to County Code requirements for adequate septic service, access to water, compliance with stormwater standards, etc.

- **Provide employment opportunities for the rural residents.**

The subject property provides existing employment opportunities for rural residents with the potential to enhance employment activities.

- **Provide shopping and other services to rural residents.**

Due to limitations with the current zoning the subject property does not provide shopping, but does contain a restaurant that provides limited services to rural residents. Under the proposed REC Zoning Designation additional shopping and other services may be provided to serve the rural area. The subject property is approximately 6.5 miles from Port Orchard, which is the closest urban area. As a Type III LAMIRD the property may provide more convenient access to jobs and services in the rural area than exists currently.

- **Are already served, and easily accessed by existing transportation networks.**

The site abuts Sidney Road SW and therefore is easily accessed via the existing road network.

- 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;**

The site is suitable for the requested land use designation as it is already developed as an airport with supporting commercial uses such as light manufacturing and a restaurant. Access is provided to the site via the existing road network along Sidney Rd. SW and is serviced by power, telecommunications, and water. Environmental constraints have been identified including limited areas of moderate geological hazard and Critical Aquifer Recharge Areas. Future development must comply with the County's critical area regulations, including the list of prohibited activities that could pose a threat to the groundwater quality. The site is relatively isolated and bordered by mature forest. However, residential areas are in proximity to the site on all sides. Project-specific impacts of future expanded or new development will be addressed during the local permit process.

- 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 proposed amendment does not materially affect land uses and growth projections as the existing zoning includes the same development standards and a wide range of uses. While the proposed zoning designation allows for a greater range of uses, the overall amount of development potential is consistent with existing zoning.

- 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 site is already served by water and power facilities, with the exception of sewer. The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area.

- 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 proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policies and state and local laws as described below.

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

5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The proposed amendment is consistent with the GMA goal for economic development by enhancing access to employment in the surrounding area and by recognizing an existing developed area that has the capability of providing needed employment in the area.

Kitsap County-wide Planning Policies

Element D: Rural Land Uses and Development Patterns

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

a. Rural Communities are already-existing residential and commercial areas of more intensive rural development designated in the Kitsap County Comprehensive Plan under RCW 36.70A.070.5. In-fill is expected. Rural Communities should be serviced by transportation providers and other services consistent with the Levels of Service adopted by Kitsap County for roads and by Kitsap Transit for transit upon their designation as an area of more intensive rural development.

The subject property is an already developed industrial and commercial area. Future infill development is expected under the proposed Type III LAMIRD REC Designation. The site is not currently served by Kitsap Transit.

Washington Administrative Code (WAC 365-196-425(c)(iii))

Below are the criteria for establishing a Type III LAMIRD in accordance with the provisions of the Washington Administrative Code (WAC):

(iii) Type 3 LAMIRDs - Small-scale businesses and cottage industries. Counties may allow isolated small-scale businesses and cottage industries that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents, through the intensification of development on existing lots or on undeveloped sites.

(A) Counties may allow the expansion of small-scale businesses in rural areas as long as those small-scale businesses are consistent with the rural character of the area as defined by the county in the rural element. Counties may also allow new small-scale businesses to use a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area. Any public services and public facilities provided to the cottage industry or small-scale business must be limited to those necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl.

(B) Counties are not required to designate Type 3 LAMIRDs on the Comprehensive Plan map and may allow them as a conditional use. If using a conditional use process, counties should include in their development regulations conditions that address all the statutory criteria for the location of a Type 3 LAMIRD. Conditions must assure that Type 3 LAMIRDs:

(I) Are isolated, both from urban areas (I) and from each other. Conditions should include spacing criteria to avoid creating a pattern of strip development;

(II) Are small in scale;

(III) Are consistent with rural character;

(IV) Do not include new residential development;

(V) Do not require public services and facilities beyond what is available in the rural area; and

(VI) Are operationally compatible with surrounding resource-based industries.

The proposed Type III LAMIRD REC designation is consistent with the above criteria as it is an isolated existing developed area that is consistent with rural character, small in scale, does not include residential development, does not require urban services and is compatible with adjacent resource-based industries including the adjacent mining operation.

3. Rural Commercial/Industrial and Type III LAMIRD Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.

a. Demonstration of an unmet need for the proposed land use designation in the rural area.

Additional employment in the rural area was identified as a need in the *Minter Creek Water Strategies* report. Additional employment on the subject property would provide opportunities to develop new partnerships with existing rural industries such as developing a food hub at the airport for farmers to process their goods.

b. Demonstration that Kitsap County's rural character will be preserved or unaffected by the change of designation.

The proposed Type III LAMIRD and REC Zoning Designation will preserve Kitsap County's rural character as future development will accommodate through infill development and not an expansion of the commercial and industrial area. The existing zoning designations already allow a wide range of commercial, industrial, and institutional uses. The proposed designation will allow for a wider range of uses, but the development standards are consistent between the existing and proposed zoning.

c. Demonstration that the proposed designation will principally serve the rural area.

The proposed designation will principally serve the rural area. No housing will be allowed as part of the proposed designation. There is sufficient development capacity for jobs in the urban areas to serve the urban population. The REC designation will allow for expanded employment in proximity to rural residences including the many residences that are in proximity to the subject property.

d. Demonstration that appropriate rural services are available (i.e., water, wastewater disposal, etc.) and that urban services will not be required for the proposed designation.

The subject property is served by water, telecommunications, and power, but not by sanitary sewer service. Further urban services will not be required for the proposed designation.

e. Demonstration that the proposal is contiguous to existing industrial or commercial zoning. (Exceptions to this policy must demonstrate a unique or exceptional need for the proposed land use designation.)

The proposal involves the designation of a new Type III LAMIRD and therefore the site does not need to be contiguous to existing industrial or commercial zoning. However, the subject property is currently designated RI and RCO. The adjacent properties are all zoned Rural Residential (RR).

f. Demonstration that the property is sized appropriately for the proposed land use designation.

At over 100 acres the property is sized appropriately for the proposed land use designation. Much of the property is currently developed with the airport runway and associated hangars and commercial development.

g. Demonstration that there is a lack of appropriately designated and available sites within the vicinity.

The closest major employment centers are to the north in Port Orchard and Bremerton. Port Orchard is approximately 6.5 miles away from the subject property. The only commercial zoned property within the immediate vicinity is a small Rural Commercial designated parcel containing a mini-mart, located approximately one mile north on Sidney Road SW.

Findings of Fact

1. The applicant, William T. Lynn of Gordon Thomas Honeywell, LLP, submitted the zoning amendment application to Kitsap County on February 26, 2015.
2. The applicant seeks a Comprehensive Plan Amendment to change the current zoning of Rural Industrial (RI)/Rural Commercial (RCO) to a Type III LAMIRD Rural Employment Center (REC).
3. The subject property is approximately 103.56 acres and currently developed as an airport with supporting structures and additional commercial and industrial uses.
4. The subject property is surrounded by Rural Residential (RR) zoning on all sides. An existing mineral resource extraction operation is adjacent to the site to the west.
5. Development standards for the existing and proposed zoning designations are generally consistent.
6. The proposed Type III LAMIRD REC Designation allows a wider range of land uses compared to the existing zoning including general office and retail uses.
7. The nearest employment center to the subject property is in Port Orchard, which is approximately 6.5 miles to the north.
8. The site is served by water, telecommunications, and power service, but not sanitary sewer.
9. The *Minter Creek Watershed Strategies* report submitted with the application supports establishing the subject property as a rural employment center, which would further support the economic development goals and policies of the Comprehensive Plan.
10. Future development activities are subject to KCC 19.600, Critical Aquifer Recharge Area standards.
11. The request is included in the Preferred Alternative.

Conclusion of Law

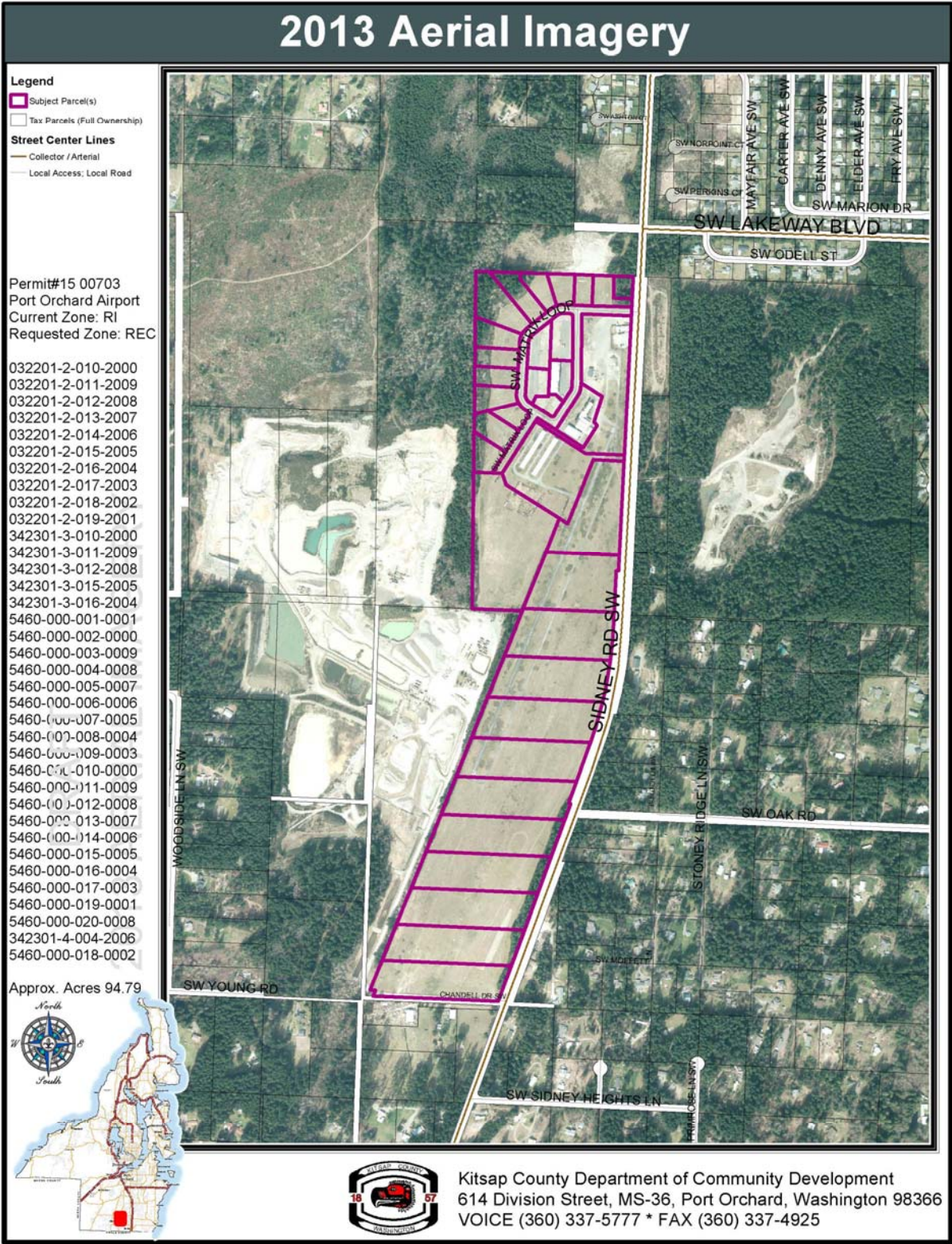
The application is consistent with the Washington Growth Management Act, the Kitsap Countywide Planning Policies, the Kitsap County Comprehensive Plan, and other state and local regulations.

Recommendation

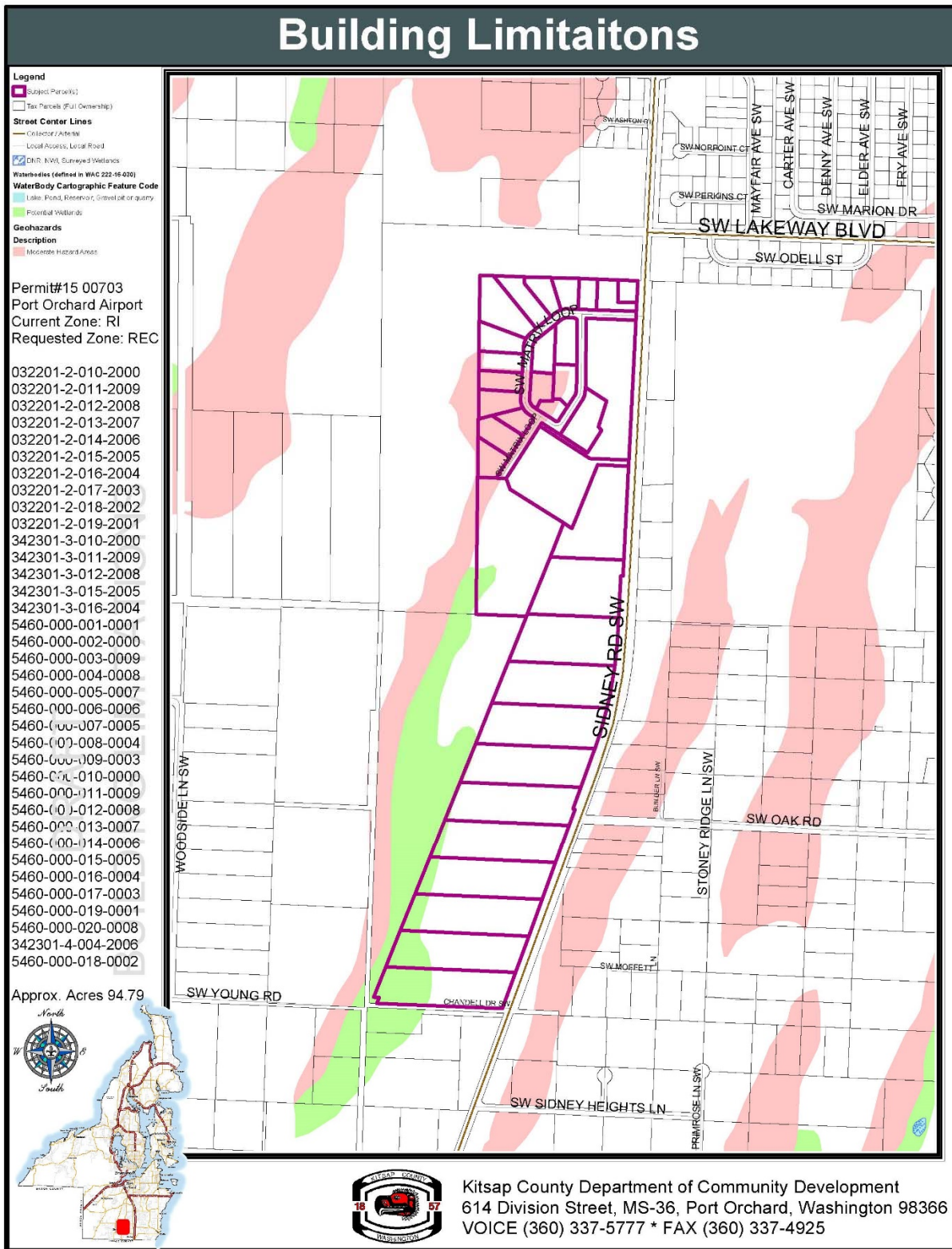
Based on the findings of fact and conclusion of law staff recommends approval of application #1500703 to establish a Type III LAMIRD Rural Employment Center.

ATTACHMENTS

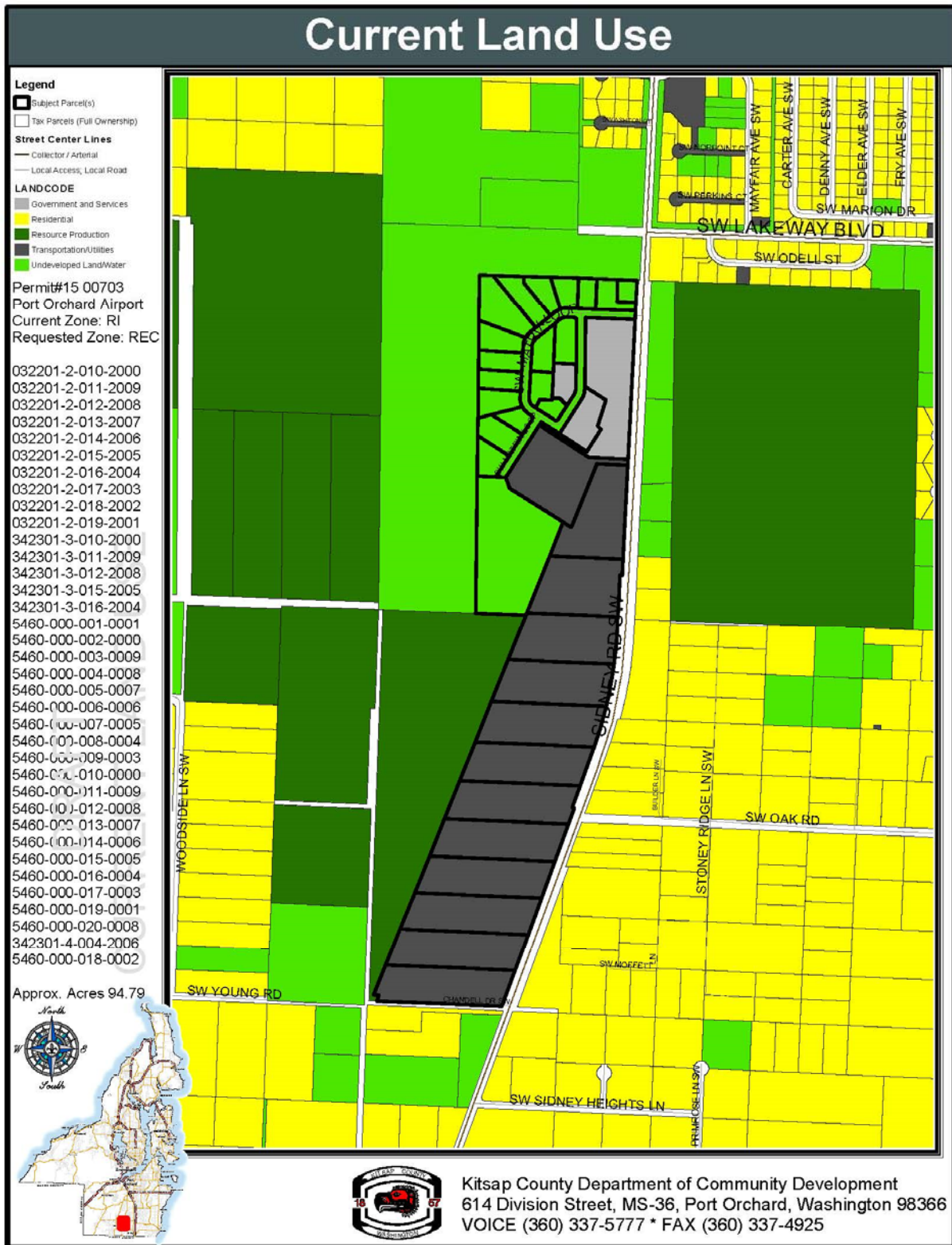
Attachment 1. Aerial Imagery



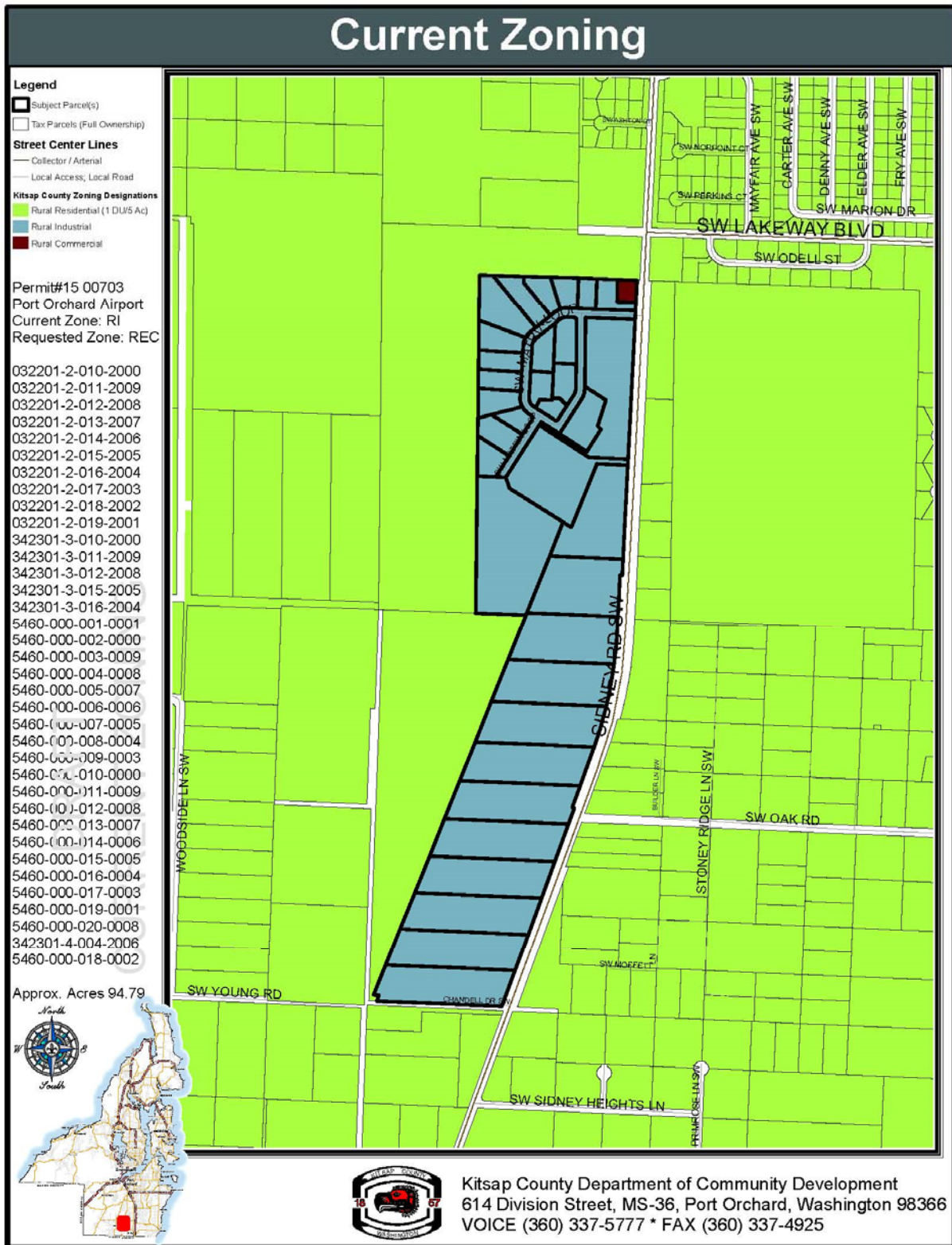
Attachment 2. Building Limitations



Attachment 3. Current Land Use



Attachment 4. Current Zoning



Attachment 5. Proposed Zoning

