

Comprehensive Land Use Plan:

Having a valid Comprehensive Land Use Plan returns a level of stability and predictability to land use planning and development throughout Kitsap County. On February 8, 1999, the Central Puget Sound Growth Management Hearings Board (CPSGMHB) issued an order rescinding its September 8, 1997 decision declaring the Kitsap County Comprehensive Plan invalid. The County had been operating under an Interim Zoning Ordinance since the original invalidation order on October 6, 1995. The Hearings Board order remanded a number of issues and directed the County to take action by no later than August 6, 1999.

Two Remand Issues:

The Kitsap County Board of Commissioners (BCC) divided the remand issues into two separate packages for review. The first remand package included revisions to the Zoning Ordinance, joint planning policy language and corrections to the Transportation and Economic Development Appendix and the appropriate designation of the "Screen Property" which were addressed on May 10, 1999.

The second package of remand items included the appropriate designation for the Port Gamble area and updates to the six-year financing plan in the Capital Facilities element of the plan (1998-2004) that the BCC addressed on July 21, 1999.

Port Gamble Designated "Rural Historic Town":

On March 30, 2000 Kitsap County received a ruling from the CPSGMHB that upheld the county's designation of Port Gamble as a "Rural Historic Town" and brought its Comprehensive Plan into full compliance with goals and requirements of the Growth Management Act (GMA). The county developed the designation, along with special development regulations for the historic town, pursuant to language added to the GMA by the legislature in 1998. The county has successfully taken this planning approach with the Suquamish area, with the Port Gamble case being the first time the Hearings Board had considered the GMA requirements for these "limited areas".

The Hearings Board agreed with the county that areas with this designation are "not quite urban, but not quite rural." The decision speaks approvingly of the plan the county developed for Port Gamble and concludes that the mix of uses within the town and its physical form clearly qualify it as the type of "limited area of more intensive rural development" envisioned by the legislature. The Hearings Board upheld both the outer boundary of the town, which includes the area know as Gamble Village, and the range and intensity of uses allowed within the town. The challengers also failed to convince the Hearings Board that there was a problem with the capital facilities planning for the town or with the public process used to adopt the plan for Port Gamble.

This March 30, 2000 decision completed all the challenges and remand items issued on the county's 1998 Comprehensive Plan. The county commissioners expressed relief "to be out from under the cloud of non-compliance after such a long period of time and confidence in the county's planning future" (Commissioner Garrido). The full text from the Hearings Board's decision can be found on the county's web site at <http://www.wa.gov/kitsap>.

Joint Planning Areas (JPAs):

The Comprehensive Plan outlined a process for addressing the issues of Urban Joint Planning Areas through the development of Subarea Plans and Interlocal Agreements. These areas are contiguous to cities and are subject to coordinated city/county planning in an effort to resolve outstanding land use and capital facility issues.

Seven Joint Planning Areas (JPAs) in Process:

There are currently seven JPAs in process with Subarea Plans being prepared — the City of Poulsbo Urban Growth Area, the Port Blakely Property in Central Kitsap and the South Kitsap Industrial Area including the Bremerton National Airport and Olympic View Industrial Park.

Areas of More Intensive Rural Development (AMIRD):

The Comprehensive Plan recognizes recent amendments to the Growth Management Act (GMA) which allows counties to define “Limited Areas of More Intensive Rural Development” subject to a number of guidelines and criteria (RCW 36.70A.070(5)(d)). These areas allow for the recognition and designation of existing areas with established development patterns.

Two Demonstration Projects:

Two demonstration projects were recommended — Suquamish and Manchester — to help develop and test criteria for defining a process that will be used to consider future designations. The “Suquamish Rural Village Subarea Plan” was developed and successfully adopted by the Board of County Commissioners on April 19, 1999. This process established additional guidelines for defining a “Rural Village” concept and is currently being used in the Manchester community planning efforts.

Population & Employment Projections Determines Land Needed:

The Kitsap Regional Coordinating Council (KRCC) has recently developed a recommendation for new population and employment projections for Kitsap County through the year 2017. These projections are used to determine the amount of land needed for residential, commercial and industrial development and to determine the size of the Urban Growth Areas throughout the County. The recommendation that came from the Planning Directors work group stated that “All requests for 2017 population allocation, including Urban Growth Area boundary changes, will be submitted for review at or before the December 2000 meeting of the Kitsap Regional Coordinating Council Policy Board”.

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