

## Chapter 7. Miscellaneous Zoning Regulations

### 7.1. Background and Summary of Proposed Regulation

Additional regulations are proposed to improve consistency between Comprehensive Plan goals and policies and the development regulations, and to meet other county interests. These additional proposed regulations are for the new Parks and Urban Holding Area zones, as well as some clarifications regarding the Port of Bremerton’s properties within the South Kitsap Industrial Area.

#### *Urban Holding Area Zone (Chapter 17.322)*

To implement the Industrial Multi-Purpose Recreational Area (IMPRA) land use designation, the County has proposed the Urban Holding Area zone. This zone is dependent on the future approval by the Board of County Commissioners of a development agreement and master plan for the IMPRA area to determine all allowed uses and other development standards for the zone. These regulations will be tailored to any large-parcel industrial and/or recreational opportunity that may wish to locate in Kitsap County, carefully balanced with the County’s goals and the public interest. The master plan will include a full environmental analysis and capital facilities plan.

#### *Airport and Industrial Zone Amendments (Chapter 17.370 and Chapter 17.375)*

Properties within the South Kitsap Industrial Area are often required to develop a master plan before construction can begin. The Port of Bremerton has two master plans for the Bremerton National Airport and the Olympic View Industrial Park. These master plans serve as the base planning documents for their properties. Staff proposes a change in the Industrial and Airport zones to acknowledge these master plans.

## *Parks Zone (Chapter 17.377)*

Kitsap County owns many properties purchased for the purpose of providing parks, open space and recreational facilities. These properties have been purchased through a number of mechanisms such as grants, conservation funds and other sources. While the Comprehensive Plan designation for these properties has often been parks, the zoning has often been a residential zone such as Urban Low or Rural Residential that, in theory, could allow future residential development of the properties. Due to community concern about this possibility, staff has recommended creating a Parks zone that allows only those uses consistent with the purpose of the properties' purchase.

## 7.2. Proposed Draft Ordinance Language

*Amend Title 17, Zoning, to include the following new chapter:*

### **Chapter 17.322**

#### **INDUSTRIAL MULTI-PURPOSE RECREATIONAL AREA URBAN HOLDING AREA ZONE (UHA)**

#### **Sections:**

- 17.322.010 Purpose.
- 17.382.020 Uses.
- 17.382.030 Master plan required.

#### **17.322.010 Purpose.**

This area is intended to provide adequate land for large-parcel economic opportunity projects of benefit to Kitsap County. Additional zoning regulations for this area will be determined through a development agreement to be approved by the Board of County Commissioners as a Type IV legislative decision consistent with Title 21. Regulations included in such a development agreement must be consistent with the goals and policies of the Comprehensive Plan and the interests of the large-parcel economic opportunity projects, Kitsap County and its citizens. If no development agreement or master plan for this area is approved within five (5) years of December 31, 2006, or the designation is terminated by approval of property owners consisting of a minimum of 60% of the property within the area, the area will sunset, and lands within this area will revert to their previous zoning.

#### **17.322.020 Uses.**

No urban uses are allowed in this zone until a development agreement, master plan and appropriate environmental and capital facilities planning have been approved by the Board of County Commissioners. Upon approval of a development agreement, uses within the IMPRA designation are expected to be large-scale industrial projects and/or recreational uses, such as motorsports and other recreational facilities, and other commercial and administrative uses customarily accessory thereto.

**17.322.030 Master Plan Required.**

- A. All development in this zone shall be subject to approval of and be consistent with a master plan developed under Chapter 17.415 of this code.
- B. Review of a master plan shall be a Type III decision by the Board of County Commissioners.

*Revise Chapter 17.370 and Chapter 17.375 as follows:*

**17.370.025 Existing plan recognition - Bremerton National Airport and Olympic View Industrial Park.**

~~The Port of Bremerton's plans~~ Except for development of Port of Bremerton properties located within sub-basin(s) where stormwater runoff flows to the Business Center Zone properties with a Master Plan Required overlay, plans for the Bremerton National Airport and the Olympic View Industrial Park in place before the adoption of the South Kitsap Industrial Area Plan will be considered master plans consistent with Chapter 17.415 until the earliest of the following events:

- A. The Port of Bremerton chooses to submit a master plan(s) meeting the requirements of Chapter 17.415; or
- B. The Port of Bremerton or other developers of these lands within these areas submit development applications inconsistent with the currently recognized plans; ~~or~~
- ~~C. Six months from the date of adoption of the South Kitsap Industrial Area Plan.~~

**17.375.046 Existing plan recognition - Bremerton National Airport.**

The Port of Bremerton's plan for the Bremerton National Airport in place before the adoption of the South Kitsap Industrial Area Plan will be considered a master plan consistent with Chapter 17.415 ~~of this code~~ until the earliest of the following events:

- A. The Port of Bremerton chooses to submit a master plan(s) meeting the requirements of Chapter 17.415; or
- B. The Port of Bremerton or other developers of the lands in these area submit development applications inconsistent with the currently recognized plans; ~~or~~
- ~~C. Six months from the date of adoption of the South Kitsap Industrial Area Plan~~

*Amend Title 17, Zoning, to include the following new chapter:*

**Chapter 17.377  
PARKS ZONE (P)**

**Sections:**

- 17.377.010 Purpose.
- 17.377.020 Uses.
- 17.377.030 General requirements.
- 17.377.040 Height regulations.
- 17.377.050 Signs.
- 17.377.060 Off-street parking.
- 17.377.070 Other provisions.

**17.377.010 Purpose.**

The intent of this zone is to create long-term consistency between the purpose for the purchase of parks and open space properties and the zoning regulations that apply to

their development. Parks properties are intended for the development of parks, open space areas and recreational facilities for the benefit of the citizens of Kitsap County. Uses for these properties should be limited to those serving this purpose.

**17.377.020 Uses.**

Uses shall be allowed in accordance with Chapter 17.381 and 17.381.040.E, Parks, Rural and Resource Zones Use Table.

**17.377.030 General requirements.**

- A. Standards and requirements shall be in accordance with Chapter 17.382 and Section 17.382.100, Parks, Rural and Resource Density and Dimensions Table.
- B. Development within this zone must be consistent with the Parks and Open Space Chapter of the Comprehensive Plan and other Titles of Kitsap County Code.

**17.377.040 Height regulations.**

Height requirements shall be in accordance with shall be in accordance with Chapter 17.382 and 17.382.100, Parks, Rural and Resource Density, Dimensions and Design Table.

**17.377.050 Signs.**

Signs shall be permitted according to the provisions of Chapter 17.445.

**17.377.060 Off-street parking.**

Off-street parking shall be provided according to the provisions of Chapter 17.435

**17.377.070 Other provisions.**

[Reserved.]