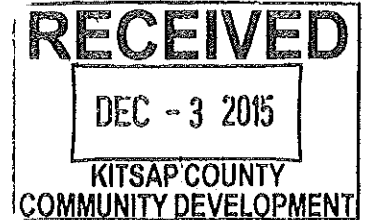




Permit Number: 15 00697



DATE: December 4, 2015

TO: Katrina Knutson, AICP, Senior Planner, DCD  
Jeff Arango, AICP, Senior Associate, BERK Consulting  
Kitsap County Planning Commission;  
Kitsap County Planning Commission

RE: Bair Reclassification Request

#### APPLICATION INFORMATION

1. Applicant Name: Chuck Bair (applicant and owner); (William Palmer (authorized agent/representative)
2. Parcel Number: 082401-3-068-2002
3. Address: 2270 Hilltop Lane NW, Bremerton, WA 98312
4. Current Land Use: Land with garage used for auto repair
5. Current Comprehensive Plan Map Designation: Rural Residential
6. Proposed Comprehensive Plan Map Designation: Rural Industrial
7. Current Zoning: Rural Residential (RR)
8. Proposed Zoning: Rural Industrial (RI)
9. Lot Area/Size: 0.73 acres



Why does Kitsap County have a zoning designation of Rural Industrial (RI) when the only permitted use, accessory use or structure, is the same as that of Rural Residential (RR)? All the other uses including outside RV Storage is a C= Conditional use permit. Why is the zoning so restrictive and expensive? Why don't we have more Rural Industrial zoned land?

The Consultant, Mr. Jeff Arango states on page 6 in 3 A .2.1 C. Rural Lands" the subject property is not suitable for the proposed land use designation, even though there is a commercial use adjacent to the property to the south it is a Non-Conforming use and will likely be phased out over time." I sincerely doubt that Mr. & Mrs. Dana Pieze, owners of Dana's Heating & Cooling are aware of such outrageous thoughts at the DCD after having not long ago purchased their .9 acres for \$370,000. I purchased my property at .73 acres for \$75,000, perhaps the DCD Staff, the Planning Commission and the Kitsap County Commissioners will understand the economics of the disparity. My property for years had a "Non-Conforming use" then the property sat abandoned and in despair so the DCD took away the Non-conforming use designation lowering the use and the value. The highest and best use of my property is yet to be determined, however, as an entrepreneur I am trying to satisfy

a demand for RV parking /storage. We have more baby boomers, more retirees, they purchase RV's with the hopes of traveling this great country. Some realize that they cannot park them at their homes albeit HOA's or limited land. They want them convenient, close to their homes and secure. They only use them a couple times per year so the RV sits most of the time, creating very little in and out traffic impact. The property is already completely fenced from the previous non-conforming use, so the rural residential neighborhood which is behind and off Chico Way would not be adversely impacted. There would not be any employment growth at the proposed site as it would be managed and secured with technology. This amendment request does support an existing commercial or industrial node in the community. My neighbor, Dana's Heating & Cooling is a generational business likely to remain operational at this site well beyond our lifetimes. My property is a natural addition to their existing commercial or industrial node. The previous owner of both parcels, Trident Marine tried to operate their government and services business on both parcels because they required the space. However, DCD refused to allow them to make use of my parcel. Therefore, they got fed up and relocated. Businesses do not like being forced into monopolies like County placed existing industrial areas.

Yes, I along with Kitsap County, the City of Bremerton and the Local School District would benefit from this proposed amendment. My customers have demanded additional

convenient space for their recreational vehicles and boats and if we are fortunate enough to accommodate our clients with this location, like Kitsap Lake Storage , it will be a wonderful asset for our family and Kitsap County .

Respectfully,

A handwritten signature in black ink, appearing to read "Chuck & Patty Bair". The signature is written in a cursive style with a large, looping initial "C" and "P".

Chuck & Patty Bair