

## Comprehensive Plan input from Ron Gillespie

### Page reference are taken from the CD purchased from DCD

Vision Statement: Be more direct in maintaining the quality of community, environment, and beauty of the area. Maintain a healthy balance between growth and environment. We could easily become a paved community; we also have to think about limited growth to help keep what we currently have.

Bullet points on **page 8** of Draft.

- Ensure compatibility between adjacent zones. *(I would like to know what this means – my interpretation is that you do not density build houses in an urban area next to a rural area for example, There should be a natural buffer between zones. This will take thoughtful planning and sensitivity to the quality of a neighborhood.)*
- Preserve open spaces, and recognized historical and archaeological resources to be preserved for future generations *(Don't tie open spaces to the historical and archaeological resources – put as separate bullet point-...we shall establish and maintain open spaces both in a rural and urban setting. Land has to be set aside for maintaining a quality of life that people moved to the area for. Create walking and biking trails and buffers throughout the urban areas – plan them in do not let them happen by accident. Think about a natural setting in an urban area.)*
- Provide greater distinction between urban and rural areas *(The first thing that you should do is stop the urban grab – you need to reduce the urban area and seriously think about how to approach development in other parts of the county. You also need to let the land determine whether or not the designated number of houses is appropriate not the other way around and stop mitigating wetlands there is no evidence that this works. Wetlands are in an area because of nature so don't screw with it. Save the shoreline and create more access for people to enjoy.)*
- **ADD bullet Point: “Integrate natural features such as wetlands, riparian corridors and hillside views into site design as amenities and protect them as environmental resources.”**

Our Healthy Urban area needs to reflect some walkability, great landscaping it has to be aesthetic. Which means that **electronic signs should be prohibited**. The one in front of the bowling alley is disgusting there is no reason to exempt schools and churches from having electronic signs either. The rural character can also be reflective of open spaces not just agriculture etc. (Last paragraph on page add open spaces.)

**Page 9 and 10:** I agree whole heartedly with the last sentence: “A key to maintaining Kitsap’s character is preserve existing open space in rural areas and promote opportunities for provision of new open space in rural areas.” However I would also extend some of this philosophy to Urban areas as well. There is a need for openness and natural environments in urban as well. Parks, walking and biking trails, buffer zones,

protecting the shoreline and creeks etc. These tend to go to the wayside when developers want to clear the land and DCD allows this because of the GMA and zoning. Common sense is lost – if it does not fit the land don't force it just because of zoning. There are many wetlands included in the urban areas and they will all be wiped out because of the density requirement.

**Page 10** Quoting RCW 36.7-0A.070 (5) is good but what does it mean? Under current DCD leadership it means put as many houses as allowed. Compatibility is an alien word in current code enforcement and application. Make a code that is clear and understandable by all and most importantly enforced.

The County allows mitigation of wetlands which is an affront to nature. The CAO needs to protect these not allow for engineers and developers to just wipe them aside with this concept of mitigation. Add this to your statement: “Integrate natural features such as wetlands, riparian corridors and hillside views into site design as amenities and protect them as environmental resources.”

To keep the rural nature of the area county, Urban growth areas should be limited in size not extensive. Over reach is the problem with the Urban Growth Plan. All of the land to the South of Bucklin Hill Rd and west of Tracyton Blvd should be rural and not urban.

**Page 12** Land Use Policy 1. ”Establish specific development standards for medium-and high-density developments to ensure compatibility adjacent to existing low-density neighborhoods.” This sounds good but what does it mean. Currently the Director of DCD has defined Compatibility as “does it meet zoning requirements” not whether it fits within the neighborhood. A sense of community is not even on the radar in DCD decision-making. All of this sounds good but when it is applied the good part of it just seems to evaporate and the simple logistics take over. You need to be more specific as to what you mean.

**Page 13** Add a Land Use Policy 12 under Goal 1 that deals with the school district's ability to build schools where there is an established student population need within an existing developed community.

Goal 2 current policy 12...Do not depend just on existing trails, paths and sidewalks but plan on developing these where they do not currently exist to promote openness, walkability and bike routes that are off the road.

**Page 14** Goal 5: Needs to be reworded. Take **Facilitate and encourage** out! The people will decide if they want to be annexed. The County will provide the required information but should not be taking a stand and this goal as stated basically pits the county against some of the concerns of the community. The County needs to be neutral in this and provide the people the factual information about what the impacts of their decision will be. Silverdale is not a city and should not be considered as one in this plan.

**Page 15** under Land Use Policy 24. Strike the following from the next to last bullet point. “~~agreements of no protest to future annexation for properties that are not contiguous; offering pre-annexation agreements to property owners interested in annexation and needing assurances for the city about services, planning or other issues;~~” All of this sounds like the developer has all of the power and the people none. Let the people decide and do not make pre-agreements that impact the community’s right to make a decision nor the county’s right to challenge something.

**Page 18** policy 45 bullet 2: take **reduce** out and replace with **prohibit**. If you do not want it do not allow it.

**Page 19** Land Use Policy 46: **Do not encourage** development practices etc. **Ensure** that these practices are followed. All of this permissive language just weakens what you say you want to accomplish – grow a pair.

Policy 49: Should read **Business growth is limited to Type III LAMIRDS**. Take encourage off what you have written.

Policy 51: Add a bullet point talking about the potential need for school development

**Page 20:** Goal 14: There needs to be something in here to protect our river and streams from pollution. Also to keep cattle from polluting streams there needs to be some type of buffer.

**Page 30:** Under the Economic Development Goals and Policies there should be some mention of supporting quality schools in the area. This is a high draw for many people.

**Page 43:** Policy 14: LID is to be used in areas appropriate for LID practices. Many areas in Kitsap county are not appropriate due to the till and soil conditions. Do not force LID practices on lands that are not appropriate. DCD practices need to adhere to this.

Policy 15: Wetlands mitigation should be prohibited anything else is a cop out. What is the scientific evidence that this works? Don’t toss science out on the one hand to say that we are using best practices and literally tossing it out on the other hand by ignoring it.

**Page 44:** Policy 17: Prohibit private docks that screw up the shoreline.....especially private docks in rural areas. The shorelines beauty is not enhanced one bit etc.

**Page 45:** strategy 3: Require depth in the SEPA report not just a simple check list that a 6 year old or in that case a developer can fill out in a drunken stupor.

Strategy 5 and 6: As a result of this report be able to put a temporary/permanent hold on development that indicates that the natural environment is not being given equal weight and/or consideration.

**Page 47:** at the end of the first paragraph you need to add something like this “And to maintain the goal of balancing economic growth and development with the rural character of the county. The goal of the Comp Plan is not to urbanize the county but to help maintain the qualities that make the county desirable while meeting reasonable growth needs. There is a limit as to how much population that can be assimilated before we become another Tacoma thus a disciplined approach needs to be established.”

**Page 48:** “is a vision of the County to allow flexible development standards for housing being proposed in the vicinity of critical areas to reach both goals of meeting housing targets and environmental protection.” I do not know what this means! If you want environmental protection than do no allow housing within the vicinity of critical areas - set some distance criteria. What is flexible” development standards”?? All I know is that to get money the DCD will allow almost anything they can get away with.

Is there any concept that is floating around that says what an appropriate cap to population might be for our area? Just because we might get 80.438 people does not mean that we have to build our county to death to accommodate this. What about 2,000,000 or more do we just say to hell with it everything is torn down for housing??? Maybe home ownership is not the question but other types of housing techniques. All I know is that as I look west across dyes Inlet I see swaths of trees being torn down and developments going up. To make that all urban is to strip the natural beauty away. Nice planning that would be...a contradiction to one of your goals and vision statement.

**Page 48:** “Throughout the 20-year plan period the County will continue to partner with and **encourage require** developers to provide for open space, in association with new housing developments. Integration of housing and open space **will be a priority to be located new employment opportunities.**” ???(reword) If you want something to happen require it otherwise developers will be looking for the biggest bang for their bucks.

Your comprehensive plans does a lot of encouraging but encouraging does not have any teeth. If you want to meet some of your goals you will have to do more than encourage. If for example growth occurs outside of areas with sufficient public facilities etc.: what would be the limitations and requirements on these developments?

**Page 50** Policy 2: Remove **unnecessary** regulatory barriers to alternative housing models for people experiencing homelessness. (Add unnecessary)

Policy 5: Can you provide an example of regulatory strategies to incentivize and provide flexibility ...

Policy 7: Again explain what this means? “Adopt regulatory changes to allow non-traditional housing types.”

Policy 8: Needs to be tightened up – there is a lot of unused County properties and the the phrase “Wherever possible and appropriate” needs to be clarified and made more specific. Who makes these decisions?????

**Page 51** Policy 12: Add unnecessary “Identify and remove [**unnecessary**] regulatory barriers that limits access to or the provision of a diverse affordable housing supply.”

Policy 16. Ensure that all residents have an equal and fair opportunity to access human services **via public transportation**, regardless of race, religion, gender, sexual ..... **Add bolded section.**

**General comment.** If your zoning request goes through the picture shown at the bottom of the page will mostly be barren of trees and have houses on the hillside. Fortunately you put most of the property west of Tracyton Blvd as rural but east is designated as urban and you can kiss the trees good-bye.

**Page 55** In your examples you used tiny houses twice.

**Page 57** bullet point 2: “**avoid Do not allow for the concentrating of** people and commercial/industrial areas in sensitive areas, to minimize need for development of transportation systems in such areas,” Again, if you are going to protect the areas do not allow for permissive language... I have learned that from dealing with Mr. Keeton.

**Page 58** under Goal 1: Add a Policy 6 here that deals with the development of walking and biking trails (off-road) that ties the urban and rural areas together – areas that utilize non-motorized modes of transportation as well as walking/running. This concept should be applied to all the goals in transportation. We talk about walkability but we are doing little to enhance it. Got to Goal 9 it sounds good.

**Page 69** Add a bullet point that talks about requiring open spaces, train connectivity etc. in new developments. This has to be built into our thinking.

**Page 70** policy 7 – take the “is” out

Policy 10: “Identify open space corridors [**and areas**] within and between urban growth areas.” ***Parks within an urban area are needed and add to the quality of life especially if you are looking at greater density.***

**Page 71** Policy 17: Needs to be worded more strongly. This has to be incorporated into the initial development of properties as well as covenants. The county needs to be proactive here when granting development requirements.

**Page 72** Policy 21: Add Urban centers as well

**Page 77** Cap F and U Policy 5: Add “and ahere to” “Continuously review [**and ahere to**] stormwater regulations and design manuals to ensure that Kitsap County is meeting the most up-to-date Best Management Practices and changes in state and federal stormwater regulations.” *The potential for technical deviations etc. tend to undermined this policy statement.*

**Page 77** The Did you Know section should also point out that LID practices on soils not suited for such practices should not be done to control stormwater runoff other techniques need to be used.

**Page 81** Policy 22. Add “only after a public hearing process” -“Allow for amendments to the Land Use Map, Plan policies, and implementing regulations consistent with Growth Management Act, Countywide Planning Policies, applicable plan policies and other requirements of federal, state and/or local laws[**only after a public hearing process**]....”

**Page 82** adding a Policy 34 under Goal 10 to encourage underground utilities as much as possible. This will negate the need for above ground power poles and utilities should coordinate these activities with road and other improvements being made.

**Page 105 Governance: The voters by over 70 percent rejected the concept of Silverdale being a city. This statement tosses that vote right back into the voters’ faces. This iteration of the Comprehensive Plan needs to take this statement out and let the voters’ position stand. In 20 years we will look at it again. I do not want the county to be working towards this because it is in the comprehensive plan and ignores the voters’ intent. Voters for at least the last 20 years have rejected incorporation and this last vote is recent enough that you need to respect it.**

**Page 106** Capital Facilities – Silverdale does not have all the public facilities to support a vibrant and growing city – no police force, no City Hall- Not support for maintaining the infrastructure needs of the area. All it is is a group of businesses without a sense of community. The only thing that links the community right now is the school system.

**Page108** Goal 3 add a Policy 12: **To maintain the urban/rural atmosphere of the area Electronic Signs shall be prohibited and exemptions for schools and churches shall be removed.**

*Because the voters rejected the incorporation of Silverdale a number of times it is appropriate that none of the Goals under the sub area plan deal with governance. The vision for Silverdale governance should therefore be changed to that of a vibrant County Urban Center as opposed to a city.*

**Page 117** add Policy 8 to Goal 1: Electronic Signage will be prohibited.

Policy 14 is great this should be incorporated into county development goals.

**Page 120** Policy 34 first bullet add NO ELECTRONIC SIGNAGE

**Page 122 and 123:** Here we are trying to be energy efficient and we allow electronic signage. No Electronic Signage