

Steven M. Harris  
406 Riverview Drive NE  
Auburn, WA 98002

November 29, 2015

RE: Elverd Lee Harris Credit Shelter Trust  
Permit Number 15 00724

RECEIVED  
DEC 02 2015  
KITSAP COUNTY DEPT OF  
COMMUNITY DEVELOPMENT

To whom it may concern:

I would like to comment on the pending comprehensive plan, and specifically to the Central Kitsap plan and permit number 15 00724. I support this site to be zoned Urban Low Residential (UL). The site, consisting of 15 acres, was zoned Urban Low on 5 acres, and the remaining portion of this property, 10 acres, was zoned and used as industrial since 1959. In the 2006 comprehensive plan, all of the property was zoned to Urban Low. This was not only consistent with surrounding uses, but was also consistent with a rezone request by the Harris Family to have the 10 acres of industrial property zoned to Urban Low.

In the 2012 remand of the Central Kitsap UGA, the property was taken out of the Urban Low zoning designation and changed to Rural Residential, which was a substantial downsizing of the previous zoning and inconsistent with the surrounding area. This property has urban amenities, including water and sewer at the southern boundary, and borders an elementary school. The sewer and water was brought to the boundary of the property through negotiations with the county and a developer based on the zoning and the ability to hook up to those services when the property was developed (see hearing examiner's minutes dated 18 February 2004). There is a file on this property (11/03) about when we worked with Rick McNicholas for the rezone of the 10 acres to UL. Now the property is restricted from those services as Rural Residential.

I feel that this property should be included in the UL zone. This is the only large parcel(s) of property not developed in the area and Winters Road to the north makes a natural buffer and boundary line for the Urban Growth Area boundary. This property has, and does, provide the opportunity for affordable housing.

This letter is to confirm my support of alternative 3, bringing the subject property into the Urban Growth area to accommodate the need for residential lots in this area and of the size allowed in the Urban Low zone.

Sincerely,



Steven M. Harris

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