

DEC 7 2015
Comprehensive Plan Update
Planning and Environmental Programs Division
DCD, MS-36
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Regarding: Site-Specific Amendments to the Kitsap County Comprehensive Plan Update:

1. Cornerstone Alliance Church/permit number 15 00607
2. Gonzalez/ permit number/permit number 15 00657

Two amendments were proposed to the 2016-2036 2016-2036 Kitsap County Comprehensive Plan Update that would rezone land near Keyport Junction from rural residential to rural industrial (Cornerstone Alliance Church/permit number 15 00607 and Gonzalez/permit number 1500657). Our neighborhood is rural residential, and these amendments to convert these properties to industrial use should not be approved.

The neighborhood surrounding Keyport Junction (Scandia, Pearson Point, Virginia Point, and west of Viking Way/Silverdale Way) is a quiet rural residential area. Nearby Scandia is farm-like and has a lovely church and old homes. Scandia Creek runs adjacent to the land that's proposed for industrialization. Though the roads from Highway 308 and Poulsbo/Silverdale are busy, especially during the go-to-and-from-work hours, the land that they're transiting through is not congested or commercial, and only recently has industrialization made ugly inroads into it. No more should be allowed.

There is now a gas station at Keyport Junction, and later some storage facilities were approved—and that, in my opinion, was a mistake. That mistake should not be compounded. In 2010 there was an attempt to develop Keyport Junction by designating it as a Limited Area of More Intense Rural Development, but after listening to the objections by many of the residents here, the County was good enough to reject that attempt. The attempt to industrialize/commercialize Keyport Junction has reared up again, and again it should be struck down. More industrialized land should not be snuck in under the noses of the residents here (most of whom don't know, yet, about these amendments) in the form of amendments to the Kitsap Comprehensive Plan 2016-2036 Update.

Our neighborhood does not need industrialization. We're already well served by heavily developed business/industrial areas that are just minutes away in all directions: Poulsbo, Silverdale, Bangor, Keyport, and Bangor. The driving time from Keyport Junction to the Silverdale business area is 4 minutes and 8 seconds, to the Poulsbo Viking Way business area is 3 minutes and 54 seconds, to the town of Keyport is 3 minutes and 37 seconds, and to the Bangor Submarine Base is 2 minutes and 14 seconds. We're minutes away from multiple major commercial centers. A more developed Keyport Junction is not needed.

Also, in contradiction to the claim on one of the applications, we do not need an industrialized Keyport Junction in order to supply needed jobs. Residents reside here because of its ruralism. Industrialization at Keyport Junction—with the consequent spread of the industrialization and commercialization and congestion that would then occur over the years—would eat away at that ruralism.

What we do need, though, is the rural land around Keyport Junction to serve as a buffer between Silverdale and Poulsbo (near NW Finn Hill Road). These areas are developed intensely, which is appropriate since they are urban areas. Removing the buffer would lead to one continuous block of heavy commercialization/industrialization from Silverdale to Poulsbo. Other towns and cities are infamous for such urban sprawl, and that's not a condition we want in Kitsap County.

Please reject these amendments to convert rural residential land into rural industrial land. They are not needed and they are not wanted by the surrounding residents. We want to maintain our rural/residential character.

Thank you,

Michael Maddox
(residence just south of the Keyport Naval Base)
RE