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November 17, 2015

**VIA E-MAIL & REGULAR MAIL**

The Honorable Edward E. Wolfe  
Commissioners' Office, MS-4  
614 Division Street  
Port Orchard, Washington 98366

**RE: Comment on Comprehensive Plan Amendment for Silverdale Subarea**

Dear Commissioner Wolfe:

I want to thank you and the Department of Community Development for hosting the "open house" on the update to the Comprehensive Plan in Silverdale last evening. Staff did a great job of presenting the Plan.

I need to touch base with you directly at this stage in the Comprehensive Plan process to make sure you are aware of a proposed zoning designation for the West Hills area of Silverdale that will continue to allow this area to suffer decay.

Since 2005, the West Hills area, generally known as the "Silverdale Loop" and the area across from Central Kitsap High School along Anderson Hill Road, has been designated as a "Mixed Use" zone. While this zoning may have had some appeal during the "go-go" real estate boom of the mid 2000's, there is no market for such zoning presently. The result of this zoning, however, has been the growth of the closest thing to urban decay in Silverdale. I am sure you have observed the houses that have had roofs falling in along Anderson Hill Road directly across from the high school – an area that is one of the "gateways" into Silverdale. When zoning is incompatible with the market, property owners are left with taking "no action" in the hope that someday the market will catch up, and they cannot develop property in a way that reflects the market. The result, of course, is what we are seeing along Anderson Hill Road today.

While staff has recognized the absence of a market for "Mixed Use", both of its planning alternatives for Silverdale burden this area with a designation that continues to be wholly inappropriate. Both Alternative Two and Alternative Three to the Plan shift this entire area to a zone of "Urban High" – requiring the construction of between 19 and 30 units per acre.

Commissioner Wolfe, I challenge you to consider the physical aspects of the area that is being designated for such a zone. A salmon bearing stream, requiring a buffer of 150 feet plus a construction setback of 15 feet, flows through this property. Part of the area rests in a flood plain and other parts are moderate geologic hazardous areas. Anderson Hill Road between the roundabout and Bucklin Hill has to be close to a Level of Service F as the result of traffic associated with the high school. Given the buffer and setback from the creek, it will be very difficult to expand the road onto private property. With the topography in the "Silverdale Loop" and the conditions of roads within the Loop, I cannot think of a more challenging area in the Silverdale Urban Growth Area for such intense development. Particularly along Anderson Hill Road, "Urban High" simply does not fit. I am enclosing a map of the Anderson Hill Road corridor that generally shows the buffer and setback.

Rather than recognize the extraordinary challenges associated with any development in this area (much less Urban High development), the County is imposing a designation that will lead to further decay in this corridor. Given the obvious problems associated with placing such an intense development in an area that will not support it, I can only assume this is being done so there is not a down zoning of the only area designated for Urban High development within the Silverdale Urban Growth Area. I would expect a down zoning to a more compatible Urban Medium or Urban Low might require some expansion of the Urban Growth Area to accommodate the growth that was designated for West Hills. Commissioner Wolfe, a simple question: Is this planning for the future of Silverdale, or is it an easy response to help ensure that the Comprehensive Plan is compliant after the next Comprehensive Plan update is adopted?

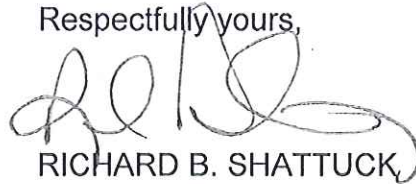
I ask that you challenge staff with regard to the physical suitability for Urban High development in this area given the environmental and traffic constraints, and ask the question of how this area is going to look for the next 10 years if, in fact, there is no market at this location for such development.

During the open house, staff did offer two responses to these concerns. First, it was noted that the County does have the option of updating the Comprehensive Plan once each year. As we both know, the likelihood of the County reopening the Comprehensive Plan to significantly down zone an area of Silverdale is close to zero. Second, staff noted that, with Silverdale designated a Regional Center, Urban High development can take place within commercial zones. I agree with this analysis, but it only confirms the questionable decision to burden the West Hills area of Silverdale with Urban High zoning when such development is likely to take place, if at all, at other locations in Silverdale.

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Thank you for your attention to this matter. I ask that this letter be included as a comment to the Comprehensive Plan update process.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'R. Shattuck', with a large, stylized flourish at the end.

RICHARD B. SHATTUCK

RBS/jef

cc: Larry Keeton, Director, Dept. of Community Development  
Patty Charnas, Planning Manager, Dept. of Community Development  
Dave Greetham, Planner Supervisor, Dept. of Community Development  
Kay Wilson Fisk, President, Central Kitsap Community Council

