

December 1, 2015

David Greetham, Planning Supervisor  
Kitsap County Department of Community Development  
614 Division Street MS - 36  
Port Orchard, WA 98366

RE: Comments on the 2016-2026 Draft Comprehensive Plan regarding  
Tax Parcel Numbers 072302-2-022-2002 and 072302-2-024-2008

Dear Mr. Greetham,

As Jim Peschek discussed with you recently, I am concern about the discrepancies in the zoning classifications for the parcels I own on Phillips Road. As part of the comprehensive plan update I recommend that the zoning classifications for tax parcels 072302-2-022-2002 and 072302-2-024-2008 be reclassified as Urban Low Residential. This would be consistent with the zoning classification of the other parcel I own along Phillips Road.

My ownership includes the following parcels: 072302-2-001-2005, -2-022-2000, -2-015-2009, -2-023-2009, -2-024-2008, -2-025-2007, -2-026-2006, and -3-002-2002. These parcels were approved for the Higgins Preliminary plat in February 2011. It was awkward to work through the density calculations between the two zones. The urban restrictive zoning did not provide any additional protections to the critical areas that were not addressed through the critical area studies and the buffers and setbacks that were established for this preliminary plat. My reasons for this request are listed as follows:

1. There is no obvious reason why two of the eight parcels are zoned differently as they all possess the similar topographic and hydraulic characteristics.
2. The parcels are all one ownership and will likely be developed as one project. Even if some parcels are developed separately, there would be a mixture of two zones to account for in any land use application. This makes the process unnecessarily complicated and confusing to all stake holders.
3. As demonstrated in the approval process for the Higgins Preliminary Plat, the Critical Area Ordinance provides the necessary safeguards required to protect environmentally sensitive areas located on these parcels.

I appreciate your consideration and hope that all eight parcels will be classified as Urban Low Residential. Please contact Jim Peschek at 253-405-0250, or myself at 253-988-0869 for any questions. And please, keep us informed of the County's decision.

Sincerely,



Richard Shaw

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Dept of Community Development