

June 13, 2016

My name is Susan H. Anderson
I am a resident of Silverdale.

On June 6, 2016, I previously commented in opposition to the Tallman site specific rezone and to the rezone of a 19.34 acre parcel, #192501-3-002-2007, from Industrial to Urban Low.

I am still opposed to both rezones. However, my comments today regard the **process** in which these two applications came to be under consideration.

First, it is extremely difficult to understand why the notification of the Tallman rezone was not sent to the local South Puget Sound District DNR office as well as to the DNR address on file with the County Assessor's office. This rezone request should have automatically triggered three notices to be sent since there are three DNR parcels which abut the Tallman property. I acknowledge that it would be up to the State DNR to forward a notice to the local district office, but it also seems that the county should have a greater rapport with DNR and be able to direct a notice to the local office as well.

Kitsap County has an extensive history with DNR in receiving or accepting DNR lands for parks, but it does not seem to extend to the joint protection of public resource lands.

The public benefits ^{best} when government agencies communicate with each other.

Second, regarding the 19.34 acre parcel in the Silverdale UGA which has requested to be rezoned from Industrial to Urban Low, I find the **process** flawed.

Why did this request completely miss being on the "master list" of site specific rezone changes?

If a deadline to be on the Planning Commission list for study was missed & the application was still allowed to go forward, there should have been a requirement that the Planning Commission would have to review it. The request should have made a list somewhere. It shouldn't just appear on the "preferred changes" map. There is a total lack of transparency.

Further, and more egregious, is that the adjacent parcels were not given written/postcard notice that a rezone is under consideration. These property owners were only given the same notice that all unincorporated Kitsap County property owners received in 2014 that a twenty year update was being written which would affect growth in the county for the next twenty years. They are directly affected and should have been given notification in February, 2016 when it made the "preferred changes" map.

Yes, the Comp Plan is a huge project and I'm criticizing a **process** as exemplified by one 19.34 acre parcel. I am not affected since I don't live nearby, but I am tired of citizens complaining that they "didn't know". In this case, they have not been allowed to "know". Somehow it seems that only the County and those requesting the change "know" because a change is requested. Neither the adjacent property owners nor the public were notified through the public process as is required. Being on a "preferred change" map is not the same as being on a list of changes available for scrutiny by the public and the Planning Commission. And, it certainly is not the same as direct notification to adjacent property owners by Kitsap County.

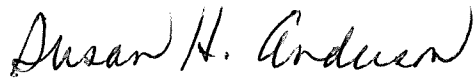
It was very unfortunate that, Katrina Knutsen, head planner for the Comp Plan left before the project was completed. I do not find fault with David Greetham. He has been extremely pleasant, quick and responsive to my many questions on various topics.

I am including a copy of my February 5 email, public comment message after the February 2 public hearing which outlined many of these same concerns as well as others.

I hope that my comments are helpful and will be received knowing that I am trying to make the **process** more clear and fair to everyone.

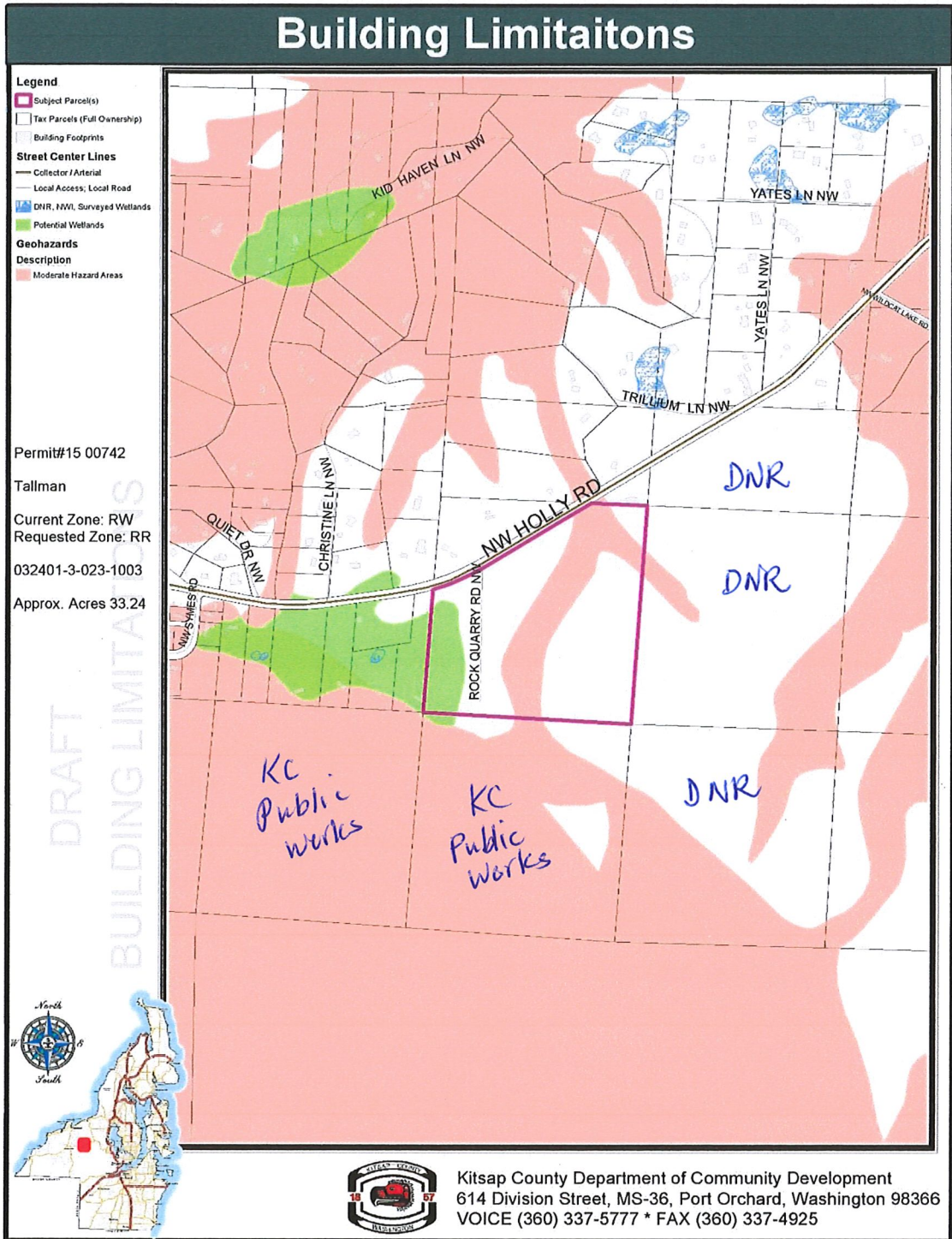
Thank you.

Respectfully,

A handwritten signature in cursive script that reads "Susan H. Anderson".

Susan H. Anderson

Attachment 2. Building Limitations



From Hank or Susan Anderson
hank-susan@wavecable.com
Subject 2016 COMP PLAN UPDATE
Date Fri, 05 Feb 2016 00:58:13 -0800
To compplan@co.kitsap.wa.us
Commissioner Charlotte Garrido
cgarrido@co.kitsap.wa.us
Cc Ed Wolfe
ewolfe@co.kitsap.wa.us
Rob Gelder
rgelder@co.kitsap.wa.us

David Greetham, Kitsap County Comprehensive Plan Team, and Kitsap County Commissioners,

Thank you for patiently listening to my concerns regarding the 2016 Comp Plan Update at the Central Kitsap public hearing on 2/2/2016.

The following are several issues of concern:

1. It is extremely difficult to examine the maps on-line & truly understand the proposed changes. A listing of proposed changes would be very helpful & allow the public to evaluate the necessity of any proposed changes.
2. Adjacent property owners should be notified of proposed changes as soon as these proposed changes are made public. For example:
Proposed zone change/up zoning within the urban growth area from industrial to urban low is not necessary, pcl #192501-3-002-2007.
The adjacent property owners are on 1 to 5 acre parcels. Have they been notified of this proposed change? The development potential of this ~19 acre parcel with a proposed urban low designation of 5-9 units per acre could potentially mean 100-150 homes! Perhaps the current owners have been disappointed that this 19 acre parcel with its industrial zoning has not been marketable and are requesting this zoning change in an effort to make the property more attractive to investors.
However, this marketability should not determine this zone change. This change to an urban low designation could become an island of significantly increased density.
3. A list & map of existing, approved preliminary plats & "vested" plats should be made available to facilitate evaluation of the merits of any proposed changes to the 2016 Comp Plan. This would help the public to understand the current, available potential density that has already been approved within or near the existing UGA. Some examples would include Sterling Hills, phases 2 & 3, Silverthorne, Tranquility Ridge, Shadowfax, Talon Ridge, and Woodbridge Crossing.
4. I do not think there should be a new zoning /classification change made for Royal Valley LLC. This change would be a significant expansion of a commercial zone outside the urban core. ("Neighborhood businesses" fronting Highway 303 shown on Exhibit 2. Royal Valley Concept Plan.) Density was increased under the current comp plan. This new classification suggests commercial expansion.
5. The maps do not make a distinction between individually owned, county owned, & state

owned properties. It is ridiculous to see DNR timberland designated with an urban high residential zoning, 19 to 30 DU/AC. State owned properties, while in an urban high zone, should be designated as state owned properties. State owned property on Jupiter Trail , pcl#362601-1-012-1009 (and two others), is designated as "public facility" as if it is a county owned public facility property. Maps should clearly identify state owned property.

Respectfully

Susan H. Anderson
Silverdale