

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

I would first like to acknowledge and thank the Kitsap County Comprehensive Plan Staff and the Kitsap County Planning Commission in their efforts to accomplish this twenty year update plan.

After reviewing the March 17, 2016 public hearing for the 2016 Kitsap County Comprehensive Plan & trying to study the site specific rezone requests, staff & planning commission recommendations, I want to address two potential changes which I find objectionable.

The first is the Tallman site specific rezone request which seeks to rezone ~33 acres, from a Rural Wooded designation, 1 dwelling unit per 20 acres, to a Rural Residential designation, 1 dwelling unit per 5 acres.  
Staff & Planning Commission recommended denial. I totally agree with their reasoning: density must be directed to urban growth areas, to reduce the inappropriate conversion of undeveloped land and protect resources in the rural area.

The rationale of two commissioners for preliminary approval of this rezone is that it would be consistent with the surrounding neighborhood. This rationale ignores the premise of the Growth Management Act which seeks to preserve and protect resources by limiting conversions of undeveloped land in the rural zone. Most, if not all, of the surrounding small residential parcels were created long ago without the benefit of science and current state law which recognizes the importance of preserving and protecting resources.

Kitsap County Land Use Goal 12 and Land Use Policy 48 with reference to RCW 36.70A.070(5)(c), RCW 36.70A.060, and RCW 36.70A.170 certainly acknowledges and promotes the preservation and protection of resources.

The Kitsap County Comprehensive Plan Update 2016 - 2036 final draft  
Rural Land Use Goals & Policies  
Land Use Goal 12. Protect Kitsap County's unique rural character.  
Land use Policy 48. In accordance with RCW 36.70A.070(5)(c):

- to preserve the rural character of the county, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,
- reduce inappropriate conversion of undeveloped land into sprawling, low density development in the rural area,

- protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
- protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

The Tallman property has significant wetlands which must be protected.

There is also an important private road, Rock Quarry Road, which runs North & South through the property. Approval of this rezone may invite complaints from new parcel owners about the sometimes heavy use (by easement) of this private road by the Washington State Department of Natural Resources or Kitsap County Public Works. DNR depends on this road as a timber haul road for the management of Green Mountain State Forest. This road also provides important road access to the North side of Green Mountain. The importance of this road in case of fire should not be under estimated by anyone.

I was surprised that there was no comment or recommendation from the County's Public Works Department since a County owned quarry is also adjacent to the Tallman property. An existing quarry is certainly a resource to be protected. Traffic from the quarry might also provoke complaints.

What are the recommendations of the County Public Works Department?

A rezone of this property would not be in the public interest. It would only benefit the property owner and agents in an increased property evaluation for future sales or trade. The possibility of a trade to DNR was suggested by the property agent, but while this is just speculation, it must be recognized that any increase in property value would only make a trade more expensive for the State/DNR and thus, more expensive for the public/taxpayers.

Approval of this 33 + acre rezone to create 6 five acre parcels may seem insignificant, but the location of this property at the foot of Green Mountain is very significant. Protection and management of a 6,000 acre State forest must be a priority. **RURAL RESOURCE LANDS MUST BE PROTECTED.**

My second concern has to do with the lack of information regarding a significant zoning change from Industrial to Urban Low, 5 – 9 dwelling units per acre. The subject property is wooded/forested, within the Central Kitsap Urban Growth Boundary, 19.34 acres, parcel # 192501-3-002-2007. I first noticed the change on a map at the CK Comp Plan Open House in February. I could not find any information or any indication that this change was reviewed by the Planning Commission. The surrounding properties to the South are 1 and 2 acre developed parcels, now zoned Urban Low.

To the East and North is an extensive gravel pit, 40 acres and 20 acres, respectively, zoned Industrial.

To the West are parcels zoned Rural Residential, some undeveloped.

Many of the surrounding property owners may be shocked to discover that this 19.34 acre parcel with new zoning to Urban Low could potentially translate into 170 new neighbors. To my mind, it would be an unfortunate change in the rural atmosphere of the surrounding residential community. I hope that the surrounding property owners received and read their postcard notifications.

I really can't fault the property owner for wanting a change in zoning. Taxes have been paid at the highest and best use rate. The property has been for sale, but remains unsold with the current zoning designation. But the change would be hugely inconsistent with the existing neighborhood.

Did the property owner request this change?

Does the property owner need to make the request?

Did a review by the Planning Commission take place?

Do all changes require review by the Planning Commission?

Why is there no written information available to the public?

Thank you for listening to my concerns.

Respectfully,

Susan H. Anderson  
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Silverdale, WA 98383-3621

**Management Act requirements concerning general aviation airports.**

Land Use Policy 41. Discourage the siting of incompatible uses near airports.

Land Use Policy 42. Land use decisions near or within the operating envelope of an airport must not compromise air safety.

Land Use Policy 43. Consult with the owners and operators of general aviation airports prior to changing comprehensive plan or development regulations that will affect the use.

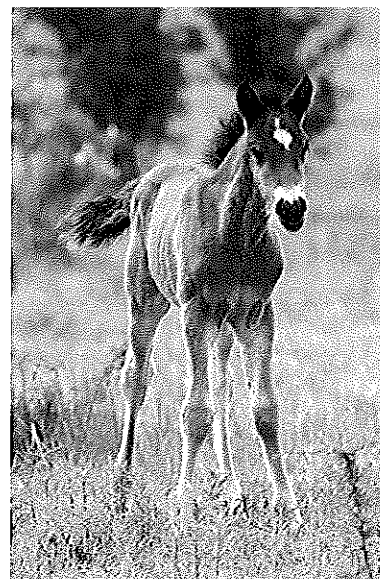
**Rural Land Use Goals and Policies**

**Land Use Goal 12. Protect Kitsap County's unique rural character.**

Land Use Policy 44. Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 45. Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Land Use Policy 46. For Type I Limited Area of More Intensive Rural Development (LAMIRD), allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows: Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads development and in accordance with Growth Management Act Requirements.



Land Use Policy 47. Outside of the Type III Limited Area of More Intensive Rural Development (LAMIRD), limit development only to that which serves rural residential or resource needs and does not draw population from Urban Growth Areas.

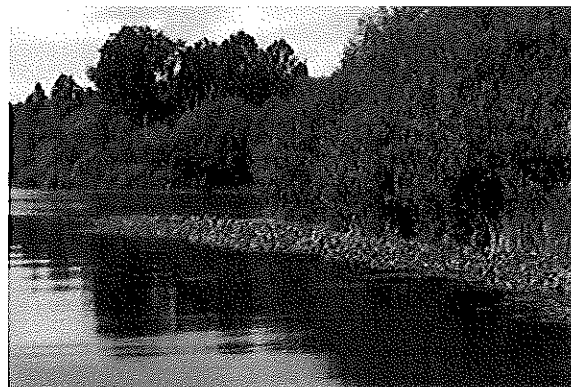
Land Use Policy 48. In accordance with RCW 36.70A.070(5)(c):

- to preserve rural character of the County, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,
- reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
- protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
- protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

Land Use Policy 49. Encourage development practices and design standards for the rural area, such as minimizing changes in grade from pre-development site conditions in order to maximize native vegetation retention.

**Land Use Goal 13. Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.**

Land Use Policy 50. Consider existing, isolated areas of generally small-scale commercial or industrial activity for designation as a Type III Limited Area of More Intensive Rural Development (LAMIRD).



Land Use Policy 51. Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.

Land Use Policy 52. Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs so as to not impact the rural character.

Land Use Policy 53. Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.

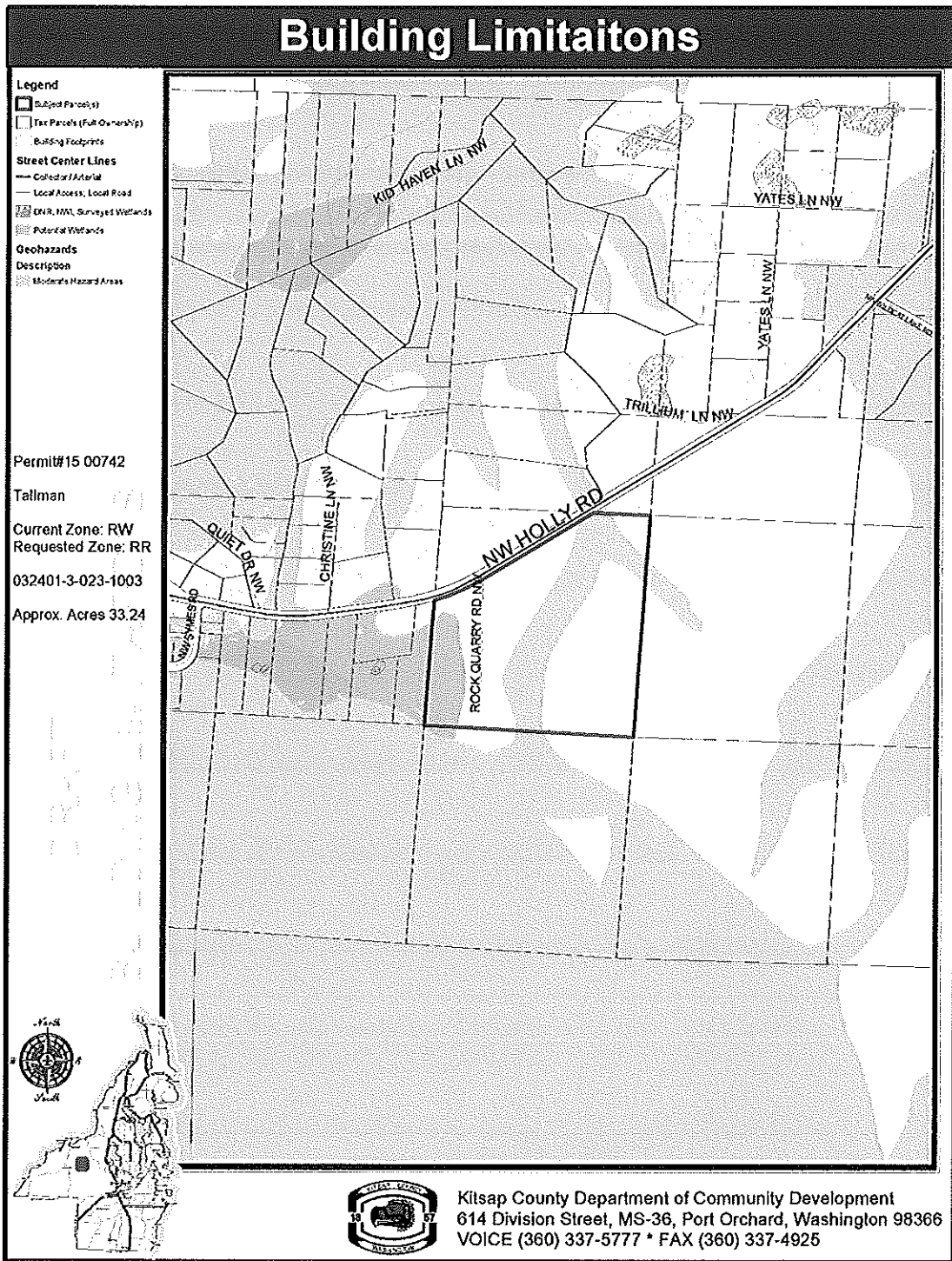
Tallman  
Approx. location

Google Maps Bremerton



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 500 ft

Attachment 2. Building Limitations



Approx. location

19.34ac Industrial to UL

Google Maps Bremerton



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