

No.	Comp Plan Topic(s)	Author Name	Topic	Comment	Method	Links	Staff Recommendations	Commissioners Directives
<p>Please note: This is part 2 of 2 of public testimony that was received during the Board of County Commissioners Hearing for the Comprehensive Plan Update. It is comprised of emails, letters, and in-person testimony received after the Planning Commission Findings of Fact and ending on June 13, 2016.</p> <p>The final column labeled Commissioners Direction reflect direction given to staff and/or support of staff recommendations. Full discussions can be heard at http://www.kitsapgov.com/boc/.</p> <p>Final detailed Board actions can be found at http://compplan.kitsapgov.com</p> <p>BoCC: Board of County Commissioners</p>								
1	Reclassification	Department of Natural Resources, McClelland, Doug	Requests that Tallman property remain Rural Wooded.	The Department of Natural Resources (DNR) wishes to provide comments regarding Request #15-0072 (Tallman), a rezone proposal off of NW Holly Road adjacent to the Green Mountain State Forest. Our preference would be that you retain the existing Rural Wooded zoning on the Tallman property for the following reasons: Forest road used for active timber and rock haul which would conflict with higher density; supports Goals and Policies in for Rural Land Use; rezone should stand on its own merits as the proposed mitigation does not benefit the public.	Email	Link	Staff's original recommendation was for denial. However, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to Rural Residential (RR) zones. Parcel is not in a tax exempt status and would not be considered an actively forested parcel. Rural residential is consistent with parcels to the north and west, Rural Wooded is consistent with parcels to the south and east.	Remain Rural Wooded BoCC: Support
2	Reclassification	Mentor Eagleson, Judy	Proposes new ideas relating to denied reclassification request for El Dorado Hills parcel.	Please see link Suggests new ideas relating to denied reclassification request and needed population allocation for UGA.	Email; Hand-in	Link	Staff's original recommendation was for denial. However, following additional public testimony staff can support either approval or denial of the original request. Should the BoCC choose to expand the UGA to include the subject property population numbers can	Change: Approve original request to rezone parcel to Urban Restricted. BoCC: Support
3	Reclassification	West Sound Conservation Council, Maddox, Michael	Supports denial of Tallman Land Reclassification; Supports Planning Commission recommendation to deny expansion of HTC North of John Carlson / Fairgrounds Rd. on west side of SR 303.	Please see link Tallman rezone request diminishes protection of Green Mountain State Forest from residential encroachment. For the foreseeable future, there is no need to expand Highway/Tourist Commercial zoning on Highway 303 North of Fairgrounds/ John Carlson Road. Plenty of H/TC land is already available to the South in the Central Kitsap UGA. GMA encourages both redevelopment of unused/currently vacant land where urban services already exist. Many Properties in Bremerton should be redeveloped.	Letter	Link	Staff's original recommendation was for denial. However, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to Rural Residential (RR) zones. Parcel is not in a tax exempt status and would not be considered an actively forested parcel. Rural residential is consistent with parcels to the	Remain Rural Wooded BoCC: Support
4	Reclassification	Bair, Chuck	Request Industrial Zoning off Chico Way.	Owner of Kitsap Lake Storage. Property used as light industrial for years, now Rural Residential. Structure on the property has been used for light industrial use for many years. No sewer, Chico way is a high traffic corridor and not a location where residential would be expected.	Public Testimony	Link	Due to on-site conditions, land use history, testimony in support of the reclassification, and the lower likelihood of a residence being developed on a major thoroughfare, staff rescinds the original recommendation for	Approve Bair Reclassification request BoCC: Support

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5	Reclassification	Department of Natural Resources, McClelland, Doug	Requests that Tallman property remain Rural Wooded.	DNR representative speaking to Tallman property. Gravel road is a major access point for practicing forestry, large parcels are more conducive to haul roads and gravel line. Comp plan wants to reduce sprawl and protect resource lands. Smaller parcels will make resource extraction operations more difficult.	Public Testimony	None	Staff supports the original reclassification request recommendation of denial; however, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to Rural Residential (RR) zones. Parcel is not in a tax exempt status and would not be considered an actively forested	Remain Rural Wooded BoCC: Support
6	Reclassification	Hamilton, Tom	Opposes rezone of Harris Land Reclassification.	Shares property line and opposes reclassification. All neighbors surrounding the property are opposed. Guiding principle to avoid UGA expansion to the point feasible. RCW 36.70A.110 'Comprehensive Plan UGA' (See graphics) Suggests that approval of Harris reclassification request is against the law.	Public Testimony	Link	Staff recognizes neighbor concerns for traffic and number of homes. Staff maintains original recommendation for approval of Harris reclassification request. Traffic, density, quality of design, and relationship to neighboring properties can be addressed	BoCC: Supports staff recommendation
7	Reclassification	Lott, Barbara	Opposes rezone of Harris Land Reclassification.	All neighbors surrounding the property are opposed. Guiding principle to avoid UGA expansion to the point feasible. Look at other alternatives to accommodate population requirements. See photos of building examples. Other properties would be better suited for higher densities. Growth capacity shortfall is being used as leverage to make money.	Public Testimony	Link	Staff recognizes neighbor concerns for traffic and number of homes. Staff maintains original recommendation for approval of Harris reclassification request. Traffic, density, quality of design, and relationship to neighboring properties can be addressed when a project specific application is reviewed	BoCC: Supports staff recommendation
8	Reclassification	Miller, Albert	Opposes rezone of Harris Land Reclassification.	Harris rezone is inappropriate. 120 home proposal will increase traffic effects at Winters Road. Doesn't meet zoning requirements (5-9) and they are proposing 70 homes. Who pays for the improvements necessary to serve the development? Doesn't want his taxes to pay for these. Are petitions seen by the planning commission and BoCC? Looking at this since February, just notified of these items only three weeks prior to public hearings. Commissioner Gelder: Zoning decision different from project level decision.	Public Testimony	None	Staff recognizes neighbor concerns for traffic and number of homes. Staff maintains original recommendation for approval of Harris reclassification request. Traffic, density, quality of design, and relationship to neighboring properties can be addressed when a project specific application is reviewed by the County.	BoCC: Supports staff recommendation
9	Reclassification	Palmer, William Rep. Schourup	Approves Planning Commission recommendation to have Parcel 009 change from Preferred alternative ULR and retain Industrial.	Mr. Schourup owns property in Navy Yard City area. He has two properties West of National Ave and on the South side of West L Street. Parcel 024 remains unchanged. Parcel 009 in preferred alternative is slated to go back to Urban Low. The Planning Commission is recommending that 009 with other properties owned by Reed be retained as Urban Industrial. There is interest in some of the SFR owners that want to keep the area Residential. Could consider these houses as transitional. See them phase out over time. Mr. Sc intend to use his parcel as industrial and there will then be concerns with buffers, parking, and development due to surrounding Residential Zoning. Supports area to remain Urban Industrial. (Palmer questions staff whether Commerce has accepted Comp Plan and if documents are available to the public yet.	Public Testimony	Link	Planning commission recommendation results in spot zoning. Staff should contact parcel owners who are not abutting Loxie Eagan's to see if they want to remain Urban Low Residential (ULR). City of Bremerton needs to support the change (currently not supportive of car dealerships outside of West Hills area).	Change: Retain existing industrial zoning where direct BoCC: Supports

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10	Reclassification	Porter, Garry	Requests reconsideration of Reclassification request on Black Rd., Olalla.	Porter reclassification request. Doesn't support planning commission recommendation of RR and RP. Both parcels should be zoned Rural Residential as the original application requested. Frustrated with the information from Planning Commission deliberations being located in the middle of a large document.	Public Testimony	Link	Staff does not support the planning commission recommendation and therefore recommends to the Board of County Commissioners to adopt the original staff recommendation of Rural Residential for both parcels.	Change: Approve original request to rezone parcels to Rural Residential BoCC: Support
11	Reclassification	Pulici, Kathlene	Generally opposes 5-9 (UL) density in Royal Valley.	Lived in Central Valley for more than 50 years. Thought the County up till now has done well in keeping it rural. Concerned about Royal Valley property and proposed rezoning 5-9. that's 500-700 houses in an area that is zoned 1 du/ 5 acre. Seems that those with pull can get away with things ordinary people can't. Thinks there was a lack of publicity with the Comprehensive Plan. If I received a post card in the mail, I wouldn't remember, but reads newspaper front to back. If there was something, we didn't see it. But did see a letter to the editor. Last point for the planner, I still own 3.5 acres in Royal Valley in 5 acre zoning (RR). The property was made in 1965. Questions what constitutes legacy lots in reasonable measures. What does it mean if the property is developed, what is the meaning for the 3.5 acres.	Public Testimony	None	Comments made prior to the planning commission public hearings indicate opposition to the reclassification request because in the 2012 Remand the property was included as part of the expansion of the UGA with the stipulation that it would become a senior living development. Staff supports original recommendation to remove the age limitation and change the zone to Urban Cluster Residential. Use of the land would remain the same under the new zoning designation less the restriction to a specific age demographic.	BoCC: Supports staff recommendation
12	Reclassification	Susan Anderson	Supports denial of Tallman Land Reclassification . Does not support 19.34 acres going from I to UL.	Resident of Silverdale. Thank Planning Commission and staff for updating the plan. After trying to study the Land Reclassification s I find two objectionable. The first is Tallman; Staff and PC recommended denial, I agree in order to protect the environment. Consistency with neighborhood is a false reason, contradicts Kitsap County Land Use Goal 12 and Land Use Policy 48 to protect environmental resources. There is a private rock quarry road. Some neighbors may complain about the heavy traffic but DNR relies on this road, especially in case of fire. Concern over lack of Public Works participation. Existing quarry is a reason to be protected. A rezone of this property would not be in public interest, only a benefit to the owner as profit. A sale to DNR would be more costly for the public. Rural resource lands must be a priority. Second item, 19.34 ac turning Industrial to Urban Low. East and North zoned Industrial. South and North are RR some undeveloped. Some will be shocked that the new zoning could mean 170 new neighbors. Questions review by planning commission. Why is there no information for review to the public?	Public Testimony	Link	Staff supports the original reclassification request recommendation of denial; however, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to Rural Residential (RR) zones. Parcel is not in a tax exempt status and would not be considered an actively forested parcel. Rural residential is consistent with parcels to the north and west, Rural wooded is consistent with parcels to the south and east.	Change: Retain Rural Wooded designation, denial of original reclassification request BoCC: Supports
13	Reclassification	Tusberg, Gary	Supports Commercial and Industrial uses for Prigger property, west side of SR 303.	Prigger reclassification representative. SR 303 lends itself to commercial and industrial uses.	Public Testimony	None	Staff does not support the planning commission recommendation and therefore recommends to the Board of County Commissioners to adopt the commercial and industrial designations north of John Carlson consistent with the preferred land use map	Retain Commercial BoCC: Support

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14	Reclassification / Zoning	Anderson, Susan	Opposes reclassification on Tallman site and 19 acres in Silverdale off Newberry Hill Road	Spoke on June 6, 2016. Still opposed to both re-zones. Process was faulted. Re-zone requests should have used more extensive notification measures. Joint protection of resource lands is best planning practice. 19 acre conversion from industrial to ULR in Silverdale should have gone through the reclassification request. Post card noticing should have been provided to everyone nearby.	Public Testimony	Link	Staff's original recommendation was for denial. However, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to Rural Residential (RR) zones. Parcel is not in a tax exempt status and would not be considered an actively forested parcel. Rural	Retain Commercial BoCC: Support
15	Reclassification / Zoning	Brown, Dick Tallman Site Specific Beam Property	Opposes Rural Wooded zoning for Tallman site. Supports A. Beam request for (urban) Commercial on Sidney Rd.	Tallman property was involved in a land trade. When obtained the property was at 2.5 acre min zoning, now 1/20 acres. Surrounding densities to the northwest are much higher than 20 acre minimum. DNR is interested in a trade, but it must be in 5 acre parcel zoning. No agreement exists with DNR. Opposes downzone of Beam Property	Public Testimony	Link	Staff supports the original reclassification request recommendation of denial; however, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to Rural Residential (RR) zones. Parcel is not in a tax exempt status and would not be considered an actively forested parcel. Rural residential is consistent with parcels to the north and west, Rural wooded is consistent with parcels to the south and east.	Change: Extend urban growth area west to include parcels that access off of Sydney Road with commercial zoning designation Extend urban growth area west to include Mr. Atkins parcels with Urban Medium zoning designation BoCC: Supports
16	Reclassification, Comp Plan	Palmer, William- Rep. Sedgewick Partners Rep. Chuck Bair Rep. Kitsap Alliance of Property Owners	Staff has not fairly considered Sedgewick Partners Reclassification Request. Supports Light Industrial for Bair on Chico Way parcel. 14 issues with Comp Plan, overall disappointment with lack of discussion with County	Sedgewick Partners Land Reclassification . First staff analysis did not provide any response to comments. County hasn't fairly considered the issues. Materials highlighted in a letter provided to the BoCC. Chuck Bair Land Reclassification . Further supports Mr. Bairs earlier testimony. First staff analysis did not provide any response to November 24th comments. County hasn't fairly considered the issues. Materials highlighted in a letter provided to the BoCC. Many people testified in the planning commission hearings in support of the reclassification to Light Industrial. The need exists for light industrial, surrounding uses are consistent with requested zoning. KAPO. May 10 presented concerns to the planning commission with 8 major issues. With additional review, KAPO now has 6 more issue for a total of 14. See materials provided. Economic development not included as element consistent with State Law. Discussion and analysis needed. Affordable housing not addressed properly. When combined with human services it is misguided. Deficiency in housing section. (Private property preservation of rights not mentioned in comp plan - direct violation of GMA goal 6. Disappointed in lack of opportunity to discuss with the county. Internal review committee was good, needed an external review committee.	Public Testimony	Link	Staff retains original recommendation of denial. Due to on-site conditions, land use history, testimony in support of the reclassification, and the lower likelihood of a residence being developed on a major thoroughfare, staff rescinds the original recommendation for denial and now recommends approval of Bair reclassification request. Comments noted. Thank you.	Change: Approve original request to rezone parcel to Rural Industrial BoCC: Supports

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17	Reclassification, Zoning, Reasonable Measures	Donnelly, Tom	Opposes Commercial zoning North of John Carlson / Fairgrounds Rd on the west side of 303. Also opposes Tallman Reclassification request.	Good plan. Relies on premise that growth is inevitable and takes more land. Opposes two reclassification requests. Re-develop Bremerton, don't convert to commercial above John Carlson. Tallman property should remain RP. TDR should be operated as a bank, not as currently configured. Programs don't work.	Public Testimony	None	303 Commercial Corridor: Staff does not support the planning commission recommendation and therefore recommends to the Board of County Commissioners to adopt the commercial and industrial designations north of John Carlson consistent with the preferred land use map alternative and Prigger reclassification request. Tallman: Staff supports the original reclassification request recommendation of denial; however, following additional public testimony staff can support either approval or denial of the original request. Staff understands that this property represents a transition point from Rural Wooded (RW) to	Change: Retain Rural Wooded designation, denial of original reclassification request BoCC: Supports Change: Retain commercial zoning from preferred land use alternative and maintain approval of Prigger reclassification request BoCC: Supports
18	Zoning	Currier, David	Supports Planning Commission recommendations in regards to his parcels in the Findings of Fact.	To the Commissioners- With regard to the Planning Commission Findings of Fact – Comprehensive Plan Update 2016 dated 5/24/16: Under 32. Zoning on Page 9 We concur with the Planning Commission recommendations, below. David Currier, Mile Hill Dr. parcels 292402-3-047-2002 and 292402-3-046-200 (comments 55-57): rezone from Rural Industrial and Rural Residential to Rural Commercial	Email	None	Staff supports request.	Change: Rezone parcels identified in testimony to Rural Commercial. For remaining parcels, maintain Rural Residential zoning designation shown in preferred land use alternative. BoCC: Supports
19	Zoning	Hutchinson, Ron	Requests RC for parcels after Planning Commission Recommendation of RI on Mile Hill Drive.	Please amend my earlier request that my property be placed under the Rural Industrial. I would rather that my property fall under the Rural Commercial zoning. I am making this request after discussing the zoning options with my neighbor Robert McGee who would also like to fall under the Rural Commercial zoning once the new zoning plan is completed.	Email	None	Staff supports request.	Change: Rezone parcels identified in testimony to Rural Commercial. For remaining parcels, maintain Rural Residential zoning designation shown in preferred land use alternative. BoCC: Supports
20	Zoning	McGee, Robert	Requests RC for parcels after Planning Commission Recommendation of RI on Mile Hill Drive.	After some further review of our properties and chatting with some other local in the know fellas, we have altered our decision and request on zoning. We feel that RC (Rural Commercial) would be more appropriate for the area and more in line with other properties in the area. So, at the risk of being pains for you and the planning commission, we are respectfully requesting to have our two properties zoned as RC (Rural Commercial). Again, all of your help has been most appreciated!	Email	None	Staff supports request.	Change: Rezone parcels identified in testimony to Rural Commercial. For remaining parcels, maintain Rural Residential zoning designation shown in preferred land use alternative. BoCC: Supports

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21	Zoning	Nevins, Tom	Opposes expansion of Industrial/Commercial Zoning North of John Carlson / Fairgrounds Rd on west side of SR 303.	Please see link Wheaton Way is well stocked with 'unused vacant capacity'	Email	Link	Discuss options regarding this proposal relative to proposed Harris UGA expansion.	Change: Retain commercial zoning from preferred land use alternative and maintain approval of Prigger reclassification request BoCC: Supports
22	Zoning	Tower, Christine and Frank	Request property North of Mile Hill Drive, Port Orchard, to remain in UGA rather than Rural Residential recommended by staff.	Please see link Property is ideal for a well-planned close-in residential development. We are well past the age that we wanted to retire due to the economy of the past 8 years or so and this property was planned to be a large part of our retirement income. We are very hopeful that there will be a change in the economy soon, and that we can see our way clear to selling profitably to a responsible builder/developer. This would be a win-win situation for both Kitsap County and for us.	Email	Link 1	Staff does not support request due to UGA resizing requirements.	BoCC: Supports staff recommendation
23	Zoning	Mark Eisses	Possible trade in Silverdale UM for UL.	A follow-up to what Pat discussed at the planning commission regarding the urban medium. Attached is a possible trade in the Silverdale area that would make more sense. Even if there are critical areas they could be worked around and there is always vertical. Mark	Email	Link	Staff does not support due to lack of analysis in the proposed alternatives.	BoCC: Supports staff recommendation
24	Zoning	Atkins, Edward	Requests a minimum of 10 units per acre off Franway Lane, Port Orchard.	Edward Atkins, I own the property on Fran Lake. Wants to develop the property for Veterans. Wants 10 units minimum for disabled homeless veterans as we are at a crisis level. Sees nothing in this Plan that addresses that. Strongly urge BoCC to leave four plats as are to leave something for the disabled low income veterans of this area. Encourages BoCC to consider my objections. Will speak again at June 13th hearing.	Public Testimony	Link	City of Port Orchard supports inclusion of commercial designation on Sydney Road. Should that action occur, the comments made by Mr. Atkins and for Ms. Beam's property would be included. The parcels are close in proximity to a school, utilities are provided in the Sydney Road corridor, and it was previously zoned Highway Tourist Commercial (HTC) within the UGA; therefore, retention of the parcels within the UGA and conversion to a Commercial (CO) zoning designation is appropriate. Staff maintains a position that Kitsap County is required to properly zone in conjunction with incorporated jurisdictions and the related land capacity analyses. Retraction of the Port Orchard Urban Growth Area is directly	Change: Extend urban growth area west to include parcels that access off of Sydney Road with commercial zoning designation Extend urban growth area west to include Mr. Atkins parcels with Urban Medium zoning designation BoCC: Supports

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25	Zoning	Chrey, Gary	Opposes downzone of A. Beam property on Sidney Rd.	Adelia Beam representative. Planning commission change to rural commercial doesn't satisfy client's request. Paid \$63,000 in taxes because of Highway Tourist Commercial zoning, meant for retirement, removal from UGA not logical as all services are available and city of Port Orchard supports retention of parcel within the UGA in an early letter. Request for parcel to remain in UGA and commercially zoned.	Public Testimony	Link	City of Port Orchard supports inclusion of commercial designation on Sydney Road. Should that action occur, the comments made by Mr. Atkins and for Ms. Beam's property would be included. The parcels are close in proximity to a school, utilities are provided in the Sydney Road corridor, and it was previously zoned Highway Tourist Commercial (HTC) within the UGA; therefore, retention of the parcels within the UGA and conversion to a Commercial (CO) zoning designation is appropriate. Staff maintains a position that Kitsap County is required to properly zone in conjunction with incorporated jurisdictions and the related land capacity analyses. Retraction of the Port Orchard Urban Growth Area is directly	Change: Extend urban growth area west to include parcels that access off of Sydney Road with commercial zoning designation Extend urban growth area west to include Mr. Atkins parcels with Urban Medium zoning designation BoCC: Supports
26	Zoning	Mischel, Ken	Request change to CO; formerly MU and preferred alternative proposes ULR, west of Bethel Rd.	Has property off of Bethel Road which is currently zoned Mixed Use. Would like his property to be Commercial. Currently preferred alternative proposes 5-9 (ULR). Without sewer is cannot be developed. Has been paying taxes for several years on Mixed Use and now it will be rendered useless. There is water. With 5-9 (ULR) there could be substantial traffic. As it is highway frontage makes sense to be commercial. Ask for reconsideration. Access road is Rose.	Public Testimony	Link	No change is recommended at this time.	BoCC: Support staff recommendation
27	Zoning	North Kitsap School District, Page, Patty	Requests inclusion of 30 acre parcel west of Silverdale Way into	Reconsider parcel located immediately adjacent to UGA on Silverdale Way. Needed for future expansion of school facilities.	Public Testimony	Link	Staff retains original recommendation to not include the parcel in the UGA.	BoCC: Support staff recommendation
28	Zoning	Palmer, William Rep. Paul Davis	Approves Planning Commission recommendation to change Mile Hill Dr Property from RR to RC. Is still concerned about buffer required for surrounding RR.	Approves Planning Commission recommendations to modify the preferred alternative on Mile Hill Drive Corridor to provide for Rural Commercial instead of downzone to Rural Residential. It is a benefit to Mr. Davis who acquired the Commercial property and also received financing as Commercial. To make improvements on his property he needed Commercial or he could not develop. He has land which was formerly an auto-wrecking business. His South property line is drawn as HTC and on the North side there is HTC with businesses as well. All this area was proposed to downzone RR. Business would be left high and dry. Lack of ability to expand does hurt business enterprises in that Corridor. RC solves some problems but also creates others. There is a 50 foot buffer for RC if you abut RR so if any part of the corridor were to go back to RR, then property would likely have to go through a variance process because of the 50 foot buffer. This is an impediment to development.	Public Testimony	Link	Rural commercial zone not appropriate as it abuts the UGA. Staff recommends no action land use alternative thereby retaining area within the Urban Growth Area (UGA) and converting parcels from Highway Tourist Commercial (HTC) to Commercial (CO).	Change: Rezone parcels identified in testimony to Rural Commercial. For remaining parcels, maintain Rural Residential zoning designation shown in preferred land use alternative. BoCC: Supports

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29	Zoning	Shoudy, Coleen	Requests lower density than 5-9 (UL) density for property NE of Vena Street.	Has property in Tracyton 5-9 DU per acre, would like property NE of Vena Street to be lower density than 5-9 units per acre. There is no sewer to support that density. Recently bought 4.5 acres, Mark Kuhlman said it would cost 1.5 million to plat it. Doesn't understand how that would be affordable housing. With a huge septic could put 20 houses, but doesn't see how that would work in consideration with the land. Might have to sell to a developer. Contradicts affordable housing in Comprehensive Plan goals and policies. Can see reason for GMA, but the reasonable measures just slipped by.	Public Testimony	None	Already analyzed and not supported by City of Bremerton. Staff recommends a denial of request.	BoCC: Supports staff recommendation
30	Zoning	Webster, Keith	Request to uphold Planning Commission recommendation to change zone from RW to RR.	Family from Buck lake in Hansville. Father-in-law is in adult assistance and has 15 acres of Rural Wooded. Grandchildren cannot afford to buy 15 acres, but 5 acres is possible. Planning Commission has recommended that RW change to RR. Surrounding areas were zoned RR. We are asking for the Board to take into consideration our request.	Public Testimony	None	Staff supports planning commission recommendation to change zoning to Rural Residential. Existing land use of the parcels and zoning to the North are consistent with the request.	BoCC: Supports retain as RW