

Comment 1

The site reclassification application is a request to clean up an existing situation of “island zoning”. The property is a discontinuous area of Rural Wooded zoning located within the Rural Community of Sunnyslope (an area already characterized by rural lots less than five acres in size), directly adjacent to the City of Bremerton, homes built on 1/3 acre size lots, and the Coulter Creek Heritage Park.

Comment 2

As recognized in the staff report, the request does not change the overall population allocated to the rural area. This request is in recognition of the changes that have occurred in the area since the comp plan was adopted. Changed circumstances include:

- The forming of the adjacent Coulter Creek Heritage Park
- The adoption of the McCormick Urban Village sub-area plan,
- The annexation of the adjacent industrial land by the City of Bremerton
- The build out of the adjacent 1/3 acre home sites to the north.

Comment 3

The staff report seems to have a general theme of viewing the request as a proposal to rezone from Natural Resource Land to Residential Land. The property is already zoned for residential use - that the property is enrolled in a current use tax program has no bearing on a property's future land use, as noted in the Porter reclassification request. The property is expected to convert from its current use, as is other undeveloped property zoned for residential use – enrollment in a current use tax program has no influence on its future use.

Comment 4

The staff report on page 8 states that the proposal does not support GMA goals 1, 2, 8, 9, and 10. This is not accurate as outlined below:

1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposal does not require any additional population allocation to the rural area and maintains rural development consistent with Chapter 3 of the Comprehensive Plan. The proposal does not preclude the county's encouragement of development in the urban areas via reasonable measures and other techniques.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

This goal is not applicable, in that the proposal is in the rural area and requests a change from one rural lot size to different rural lot size, consistent with Chapter 3 of the Comprehensive Plan. Sprawl as used in the GMA is considered the type of development between urban and rural – neither urban in nature nor rural in nature. The proposal is for rural lot sizes.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

The proposal has no impact on natural resource based industries in Kitsap County. The property is currently zoned residential – it is anticipated that it will be developed for residential use. The proposal has no impact on the quantity of resource lands in Kitsap County. As noted on Exhibit 3.2-11 of the draft SEIS, this proposal avoids designated resource lands.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The proposal has no impact on open space and recreation as the property is already zoned residential. In the future, there may be an opportunity for additional open space, based on the sub-division rules in place at the time of sub-division application.

It is noted that there is significant existing open space in the immediate vicinity- the property is adjacent to approximately 1,400 acres of County owned open space and recreational opportunities, including opportunities or fish and wildlife habitat.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Any future sub-division and development will have to comply with all County critical area requirements and any other federal, state and local rules and regulations that are in place to provide such protection, including air, water quality, and the availability of water. As stated in Exhibit 3.2-11 of the draft SEIS, critical area regulations would guide development.

Comment 5

For questions 4a and 4b on page 9, the staff report provides commentary that is not in response to the questions and is not applicable. The answer to 4a should be limited to the question asked and read "The proposed amendment does not substantially affect the rural / urban population balance". The proper response to 4b, in that the question only applies only to requests for natural resource lands, is "Not Applicable". Current tax status is not part of the established criteria.

Comment 6

A general overall comment for all reclassification requests – unlike in years past, in the current process the "un-meet need" and the "compelling reason" criteria of yester-year for site specifics are not applicable. Not only were those very ill-defined concepts excluded from the reclassification application criteria, they have also been removed from title 21 for site specific applications.

Sincerely,

Doug Skrobut

McCormick Land Company