

**Kitsap County Comprehensive Plan Update: Planning Commission Hearings
Public Comments Matrix May 2016**

#	Topic(s)	Author Name	Summary	Comment	Method	Attached Item	Staff Recommendation	Planning Commission Recommendation
1	CFP	Berk Consulting	Add updated CFP data	The final Draft CFP has placeholder notes for updated Bremerton wastewater and water cost and revenue tables, given recent updates to their capital improvement programs occurring in parallel with this process. There have been shifts in project phasing and updated project costs and revenues. While the information has been updated, there is no change in conclusions about the City's ability to serve its planning area. Replacement sheets 4-172 and 4-173, and 4-144 through 4-147.	Staff	Link	Staff supports recommendations	
2	CFP	Berk Consulting	Add updated CFP information	Kitsap Transit has provided an update regarding it's planned Silverdale Transfer Center (STC). An update regarding site selection is provided for addition to the CFP. Replacement Pages 4-122 and 4-123.	Staff	Link	Staff supports recommendations	
3	CFP; Code	Mark Mauren	Include recreation in Public Facilities	Lives in Puyallup. Recreation is multi-billion industry. County has two major planning efforts in North Kitsap and Central. Use table drives what is allowable. Under rural resource lands, public facilities, need CUP. Not allowed in mineral resource lands or forest lands. Might be issues in terms of use. No definition of Public Facility. Does not include trail head, trail system, camp ground. Look at use tables to support these items. Private recreation facilities not defined either, suggest making it an ACUP. Trailhead, system or campgrounds which are being proposed as public benefit. KOA campground go through ACUP. Snonhomish struggles with Stormwater, and changed code to allow 2 foot trail, does not have to go through Stormwater review. If you want to encourage public usage, please consider.	Public Testimony	None	Further discussion needed	
4	Code	John Johnson	Add footnote to use table regarding cottage allowance	Hi Dave, I appreciate all of your work on Title 17. One quick but important suggestion is to add a Footnote to the use table allowing cottages to be included with the development of congregate care facilities. This is very important for developers of senior housing to make those communities fit the current design concepts in use nationally. The goal of any senior community is to allow aging in place on one campus, leveraging staff, food service and social interaction. Creating a combination of cottages with a congregate care facility as the "mother ship" is a needed in Kitsap County. Please provide a Footnote to facilitate this type development in a coherent manner. Please give me a call if you would like to discuss this further. Thanks!	Email	Link	Further discussion needed	
5	Code	VBRO Petitioners	Oppose vacation rental by owner	VBRO Petition see link	Previous	Link	Further discussion needed, consider CUP requirement	

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6	Code	Jeff Coombe	Consider detached SFR in Silverdale to be permitted outright.	9381 Bay shore Drive, Silverdale, WA. Use tables: would like all commercial zones is to have detached single family home permitted outright. Currently prohibited. SF attached allowed. Old Town converted to businesses. Things are different now. More value with homes rather than businesses. Financing rate would be much lower and still do same types of business. Next use table: I502, Marijuana. Limited places for operation. Has worked with 2 of these businesses and now they will be non-conforming. 3 tiers of the process are heavily scrutinized, retail, process, and warehouse. Consider alternatives in attachment. Mapping error- west side of Silverdale way. 2 parcels, one is regional commercial the other mixed use which has gone away. Abuts regional center, the map changed the parcels to urban high, won't be non-conforming yet. Was zoned regional commercial. Go back to RC or R Centers.	Public Testimony	Link	Staff supports allowance of detached SFR for Neighborhood Commercial zone only. No change recommended with regards to marijuana comments. Staff supports mapping correction from UH to RC.	
7	Code; Reasonable Measures	Berni Kenworthy	Recommendations on reasonable measures. Opposes TDR and ADU.	With Team 4 Engineering in Poulsbo. Lives in Bremerton. Development Regulations, 3 items. 1. Reasonable measure TDR to date has not been used and probably won't be used for market based reasons. Someone will not buy a development right for higher cost. Not an effective reasonable measure. Won't be used in today's market. If rural property seller sells, will not profit. If UL plat won't hit 9 units per acre density anyway. 2. Mixed use zone. Support removal, it's not effective. Couldn't get units to work out. Projects were then all residential or all commercial. 10 unit per acre, still won't see them, only good for residential. No minimum density. 3. ADUs in residential. Not sure its an effective reasonable measure, only 12 applications per year.	Public Testimony	None	Further discussion required.	
8	Code; Zoning	Jason Galbreath	Wants marijuana production, processing, and retail added into Code. Suggests streamlining short plat process if going to do legacy lots.	Lives in Chico area. New zoning created condensed commercial zones. Commercial Zoning, allowable uses. Right now can have ag, assembly, brewery distillery, nursery, 5 uses would benefit marijuana industry, which is multi-billion industry. Kitsap wants more diversification. There are three main elements to marijuana industry producer, processor, and retail. This zone would work for marijuana. Crematorium regulates air pollution. Brewery for the substance. So Marijuana should be allowed. Put marijuana in the allowable use table, add marijuana processor, producer and retail. Second point, legacy lots before 1974 to meet County requirements of permits inside and out of the UGA. So instead of messing with people's property rights, streamline short platting process. Land inside UGA is now considered worth almost zero because it's too expensive to develop. Taking away legacy lots won't be fair, would have to be rich to build on it. Taking away people's property rights. Suggest not to take away legacy lots. (PC dialogue-state in control of marijuana areas? Making it difficult to find property to do it, have to have a lan lord which is okay, but then FDIC says we're breaking the law, if business a business park have CCRs. Retailers are popping up, but people trying to find place to grow).	Public Testimony	Link	No change recommended.	

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9	GPS	Alan Beam	Recommendations on strategies	RE: GPS Strategy Recommendations	Email	Link	Further discussion required.	
10	GPS	Bud Harris	Technology comments (see below for recommended policy)	Tech is a utility, there's a transition going on. It's essential as a technology. Verbiage requested is to put extra emphasis. There's a ripple effect. Public-private relationship. Gives example of mobile carriers in police cars- towers-4G. 3 million dollar grant for network capacity. Public-private came up with matching funds. Must think about broadband for capacity. Certain zones in the County only have one provider, that's a problem. Need enough synergy for that service. Look at expansion and demand which will create more providers and more options. Businesses will have opportunity to thrive. It takes a lot of moving pieces. It will be hard to find a household or business not dependent on internet. (PC dialogue-need strategies, comp plan is not a strategic business plan. 70 tech companies in Kitsap, about 2%)	Public Testimony	None	Staff supports recommended comp plan language.	
11	GPS	Bud Harris	Follow-Up from Public Hearing	Ref. The Planning Commission's request for a statement and/or policy recommendation regarding the on-going effort by Kitsap Public Utility District to provide Internet connectivity to remote-rural locations.	Email	Link	Staff supports recommended comp plan language.	
12	GPS	Carrilu Thompson	Remove cluster allowance in Manchester Plan	Resident of Manchester part of MCAC, zoning committee. Here to reinforce a letter written to DCD. Our third update. Reviewed language in particular, especially density. Removal of cluster in our plan. Dealing mostly with legacy lots in our area which add density. More of an urban density we would like removed. (JS-pay attention to deliberations which came from legal, new bill passed, you cannot make demand without an appeal option).	Public Testimony	None	Staff supports recommendation to remove allowance for cluster development in KCC 17.420.	
13	GPS	Ed Hallda	Support and language change request in Economic Development Chapter	Paladin- live in Poulsbo. In December KEDA formed a tech committee and met to explore tech sector. Important link to Seattle. Kitsap has growing capacity and will require expanded infrastructure. How to capture in the comp plan, and researched other comp plans. Recommends language to include. Section 2 page 2 calling out tech to be a sector and given examples. Pg. 30. Entrepreneurship. Urging you not to remove the draft.	Public Testimony	Link	Staff supports recommended comp plan language.	
14	GPS	Erika Anderson	Recommends GPS policies	SE Baker Road. Supports redraw on the Phillips Road UGA. Wants to see growth of food system. Wants to make it stronger.	Public Testimony	Link	Further discussion required.	
15	GPS	John Kuntz	Request specific goals and policies for tourism	Own Olympic Outdoor Center. Tourism- asking for specific goals and policies in the Comp Plan that represents Tourism directory. 6 billion dollars spent on tourism. Currently ranked on some of the highest because of Visit Kitsap. Worked hard to be a destination rather than a gateway. Recognize Visit Kitsap as the State recognized as official organization in Kitsap County. need these lower sector jobs. Include goals and policies listed here.	Public Testimony	Link	No change recommended.	
16	GPS	John Powers	Support and language change request in Economic Development Chapter	KEDA, here to ask for support to changeXXXXX need to check. Language for support Ch2 page 30, forwarded to art and was inserted but because it was late asking for support.	Public Testimony	x	Staff supports recommended comp plan language.	

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17	GPS	Kimberly Peacher	NBK supports GPS	Community Planner with NBKitsap. On behalf of Capt. Wolfzer, happy to work with County staff. GPS language supports our mission and addresses land use management act. Want to take the goals and policies further under JLUS. Thank you for your time.	Public Testimony	None	Comments noted.	
18	GPS	Larry Keeton	Recommends GPS policies	RE: Comments on the Proposed Kitsap County Comprehensive Plan	Email	link 1	Further discussion required.	
19	GPS	Larry Keeton				Link 2	Further discussion required.	
20	GPS	Michael Gustavson	Questions projected growth rates. Comments regarding housing affordability. Comments regarding monitoring and measuring goals.	Lives in Southworth, board member of KAPO. Trident chapter 1, growth rate of 4,000 people a year. Then dropped to 2,000 People per year. We're forecasting 10,000 over next 10 years. We don't have transport system to support it. Employment is based on transport. Brings entire comp plan into suspicion. Numbers aren't supported. Item 2, high cost of housing. 40 years of low income as tenants. When you build up on already developed city lots, lots of cost involved. Drives up mortgage costs of remaining units. Kitsap Credit union says its too expensive. Younger people would buy further out, but we have wiped out those opportunities entirely. Regarding the 13 goals, there is not measurement on how we're meeting those goals. Market-based housing is measured at 3 times median income we're now at 4 times plus, so not affordable to median income. No measure of baseline or when to achieve the goals. So words on the paper do not have much merit. Sections 9 and 10, strict prohibition on laws. Cannot predate laws. Grounds for appeal. Comp Plan contains wide variety of errors. It is in no way a sound enough document to send to commissioners. Public process has not been given proper look.	Public Testimony	Link	Comments noted.	
21	GPS	Mike Walton	Need to further address Tourism Goals and Policies. Look at attached doc.	Executive. Director of Public Facilities District. Receives tax money from state which are invested in Kitsap ex. Conference Center, Fairgrounds, North Kitsap Regional Event Center, Economic development organization and financial center for Visit Kitsap. They bring events and attendees. We invest in it because county maintains facilities, but does not market to fill-up the center. Very few are regional events. Not enough focus on Tourism in Comp Plan yet in order to get outside dollars inside the County. We live here and don't see it as a "destination area". But others from outside do, we have nationally recognized water trail, which is recognized by Dept. of Interior. It has international drawl. Already draw in bicyclists. Water trails is our Disney Land. Has suggestion for GPS Goal and Policy language. Adding some to Economic Development. The additions on 2-33 on existing April 16, 2016 draft. Adding Goal 11 and 4 additional policies. Submitted to Secretary.	Public Testimony	Link	No change recommended.	

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22	GPS	Patty Graf-Hoke	Tourism needs it's own specific and direct goal.	Director of Visit Kitsap Peninsula and reps for tourism stakeholders. Appreciate work in comp plan and the team. It's a first and historic to be included. Other counties do not have it included in their plans. This is historic for Kitsap County. Have worked with the IRT and County, have written and submitted policies. Missing- need specific and direct goal. Have provided in written comment which includes an idea of what that can be. Tourism is leading the state as far as growth increases, especially revenue. Being led by leisure travelers which is new money and pays more than government money. Focus on Kitsap outdoor recreation activities. Water trails were first designated in the country. Needs to be part of strategic plans across all sectors. Lots of economic upsides. Tourism is sector with KEDA and PSRC. Tourism is 3rd out of 8 sectors for generating jobs.	Public Testimony	Link	No change recommended.	
23	GPS	Scott Hall	Keep Land Use Policy 55; Make verbiage measurable and actionable; 1992 ag criteria needs to match land base map.	Lives in Olalla. Looking at Ag. Part of Ag Alliance. Was pleasantly surprised about amount of items. Writing looks like support and promote to support grant writing. Items are not measurable or implementable. Soft verbs are not enough. Encourage Planning Board to keep land use policy: 55 under goal 14. Started in 1992. Goes back to ag land, they adopted criteria, but didn't match the physical land base map with the county. Encourage you to look at the language to make it more meaningful. Make it measurable and actionable. Need to look at State for criteria. Otherwise, best soils are used for development.	Public Testimony	None	No change recommended.	
24	Reasonable Measures	Joyce Merkel	Does not want aggregation of legacy lots. Wants sign ordinance to be part of Comp Plan Process	Lives in Old Town Silverdale. Consider legacy lots, Kitsap adopted short platting ordinance in 1974, many lots were created which are not legal today. Has copy of letter of prosecuting g attorney, if created new legal lots with criteria (short plat), then they would be buildable, legal sites. Many were surveyed. Would be a disservice to the County. Have to meet Health Departments as well. // Disappointed that sign ordinance 2014 not addressed in comp plan update, it was not unanimous, commissioners said they would review again after 6 months and it's been 2 years. Don't want flashing lights. Doesn't want Silverdale Way to be Las Vegas. Wants the ordinance to be reviewed it during Comp Plan process. Was not included in the process.	Public Testimony	Link	Comments noted.	

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25	Reasonable Measures	Mark Kuhlman	Recommendations regarding reasonable measures.	Reasonable Measures. 10 units/acre in commercial or mixed use zone. 10 ac min in commercial zone is still a problem, and monitoring program shows very little. Need to incentivize. Problem is that you can't park, and height regs become too small, it's not appealing to development. Eliminate restrictions in these zones. Commercial can't accomplish the mix so many residential only. Prohibition for the lot, require subdivision permit, it's a disincentive. Short plats, not about drawing lines on paper, forcing improvements and will be spending thousands of dollars to do these, home owners have to get a development loan and not just a home loan. Will prohibit home building, people will go where they can afford it in the rural areas. Legacy Lot, if deficient in size and nothing to improve the lot, then unbuildable. We don't know how many of these places exist, and haven't been notified. This is not a zone change, it's a elimination of property right. County hasn't done what it needs to notify of this change. ADUs, in rural area you need twice the lots size of your home, 60 ADUs approved over 5 years, not a significant number. Most probably for aging parents or infirm child. That's probably where the applications have been spent and good reasons. Requiring subdivision: recommendation, if lot is in an UGA, give them a free 2 lot short plat. As long as 1 is large enough. TDRs, no one knows of one that actually works. Its not a market based type incentive. Need to create good sending area. Not written as an incentive. County says can't round up development lots. Let it round up. If maximum, give free 2 lot short plot. Eliminate 10 units per acre in commercial zone. Make TDR market base.	Public Testimony	None	Further discussion required	
26	Reasonable Measures	Teresa Osinski	Request for extension of Comp Plan adoption date.	KBA, Concerned about the 6 reasonable measures. They are unlikely to result in the impacts County desires. KBA is open and willing to engage. We're concerned about the timing of the process, there is already litigation, but if there is an opportunity to get people together, would be good. Ask the Board of County Commissioners for an extension on the adoption of the Plan. Could result in better product. If possible to reduce these issues by simply asking for an extension. Tax payer money heavily involved. (Bainbridge Island was able to extend their adoption date)	Public Testimony	None	Further discussion required.	
27	Reasonable Measures	Teresa Osinski, KBA	Recommendations for Reasonable Measures	Please find attached a letter from the Kitsap Building Association compiling many of the comments you've received to date regarding the draft comprehensive plan and memorializing some additional comments not yet made.	Email	Link	Further discussion required.	

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28	Reclass	Albert L. Miller	Against Harris rezone proposal	Here to speak about Harris Rezone. Lives on Winters Road. On site specific criteria, should be consistent with neighborhood. PG. 14. Types of housing: no new housing will result with update. But future could see 70 new homes. Their application is wrong to start with due to number calculation. Other homes have much larger yards. What views would be obstructed? on the west and east side of properties they're putting houses, so out your back window, looking at a building 35 feet tall. Doesn't fit neighborhood. Traffic will be difficult. Stats from state patrol on Winters 80% take Lazy S because of light. Otherwise off of Winters too difficult... collisions 12. At bottom of John Carlson- 118. There will be a minimum 224 cars. People live up there for a reason, like community. Proposing too many homes. Road won't take the traffic, no sidewalks. Not one lot is 40X60 feet. They put 8 of those houses past esquire hills, 800 foot notification not enough; submitted petition of 40 names. More petitions and comments than those that were notifications sent. Notified 3 weeks before meeting. It is not compatible. Not the place for this kind of housing.	Public Testimony	None	No change recommended.	
29	Reclass	Barb Lott	Opposes Harris Reclassification	Thank you so much for such prompt response I realize you must be very busy. We are concerned that maybe community letters written on behalf of Winters neighborhood and directed to Commissioner Wolfe have not been included into the Planning Commission information. I probably don't need to mention how new we are to this whole process and there might have been an easier more prudent way to get our message out there. After hearing Commissioner Wolfe tentatively approve the rezone classification during the April 18th meeting we took a flyer to the neighbors with Commissioner Wolfe's contact information pleading with them to write their Commissioner. We heard during that meeting that Katrina had left but was not given another name to contact so Commissioner Wolfe was our point of contact. Hopefully he has more communication from our neighbors. I must admit many although angry felt that the powers have already made up their minds and we without money could not stop them. Really? Actually one individual has already put his house up for sale before his property value declines. This is truly how impacted our neighborhood is. Again thank you for being receptive to receiving information, we worked late yesterday so couldn't get back to you before now. I am attaching the three letters you may not have been able to find. Hope your meeting tonight goes well for everyone.	Email	Link	No change recommended.	
30	Reclass	Dean Jenniges	Against Harris rezone proposal	70 year resident of Kitsap County. Difficulty in finding final draft of Comp Plan. Here because of Harris rezone. Rezone process was rubber-stamped. 25 rezones, and no one on the board requested the change. Proposed rezone RR to ULR which is out of character for neighborhood and goes against Comp Plan. GPS: Rural: permit; bottom is part of UGA top is not. Reconsider the rezone, not in character of Comp Plan. Agreed with DCD for most of the rezones.	Public Testimony	None	No change recommended.	
31	Reclass	Hansen	Opposition to Harris Reclassification	Harris Property		Link	No change recommended.	

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32	Reclass	Jennifer Mills	Responses to prior reclassification hearing questions regarding El Dorado Hills.	Here on behalf of El Dorado Hills. Testified before and will clarify three issues. 1. rezone would allow 14.18 to be transferred to Water District which accomplishes GMA goals. Has letters that Silverdale Water district would like the property. 2. Questions of slope, water, environment, clear-cut. There has been no unlawful activity 3. Stormwater review would be addressed during permitting and not appropriate at this time. We understand staffing and did our own review of parcels 245 included in UGA which would add to population count. Have identified the properties. These properties include cemeteries, camps, churches and nothing in record have an attempt to change use. We understand it's easier to have boundaries with straight lines, sometimes they do not make sense. We ask for rezone application request reconsideration.	Public Testimony	Link	No change recommended.	
33	Reclass	Joseph Rainier	Opposes Harris Reclassification	See attached email	Email	Link	No change recommended.	
34	Reclass	Todd Donaldson	Opposes land use change for Permit 1500738	Mr. Donaldson strongly opposes the land use change of an undeveloped rural wooded lot located on Garfield Road (Permit 1500738). He spoke with Elizabeth Court; she directed him to you.	Email	None	No change recommended.	
35	Reclass	Tom Hamilton	Opposes Harris Reclassification	Please see both attachments	Email	Link1	No change recommended.	
36	Reclass	Tom Hamilton	Opposes Harris Reclassification	Please see both attachments	Email	Link 2	No change recommended.	
37	Reclass; Code	Bill Palmer	Two zoning recommendations, and KAPO comments on reasonable measures.	Representing two clients. One is Bill Schorup- On corner of West L street and National Ave. Urban Industrial, Urban Low, as is other property. Objecting to Urban Low zoning. Supports Mr. Reid's comments. Commercial is a reasonable alternative. Other property abuts Loxie Eagons BLVD. Paul Davis on SE Mile Hill Drive objecting to downzoning- across from Kitsap Auto wrecking and others who have testified. The commercial zoning is proposed to change to RR. Client bought as Commercial and is paying taxes accordingly. Staff says it will continue as non-conforming use, but problem is that you cannot expand them. At one time 030 was a wrecking yard. Parts need to be reclaimed. So opposing downzone. BoCC hearings, Mayor PO did not want to see cut back of SE Mile Hill Drive. Not aware of updated letters. KAPO- 8 points listed. KAPO opposes the Comp Plan and believes citizens have been marginalized in the process. Only option is to finish process and appeal. (PC dialogue-Reasonable Measures only available for review for a week, don't take advantage of people who could contribute to the document. Object to anything in the form of lot aggregation. 1978 zoning ordinance had lot aggregation and ordinance was thrown out. Then had interim ordinance to 1983. Real concerns about taking away ADU option, proposal of doubling lot size doesn't make sense, could just build a duplex or split property. The process is flawed.)	Public Testimony	Link	Staff supports zoning change for National Avenue and Loxie Eagans vicinity parcels from proposed UL to CO.	

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38	SEIS, GPS, CFP	Jerry Harless	Amend zoning code to make calculations consistent with Comp Plan by changing code to say net developable acres.	Lives in South Kitsap. Kitsap County first plan remanded in 1995. Lack of consistency and oversized UGA boundaries. Flaw in current documents. Spread across all documents. SEIS Volume 2, land capacity tables for PO UGA, boundaries drawn to accommodate new folks. Net developable acres, one table for vacant and one for under utilized, then zoning applied. UGA sizing based on this. Zoning Code Title 17, 17.110.12, 17. 420.020, calculations using gross acres. There is an inconsistency. GMA section 40 requires consistency. Bigger problem is capacity of UGA, just PO UGA, gross 789.52 to net of 281.84. 280% increase in PO UGA, three times the size. other options, cut UGA by 2/3. Simple sol'n. amend zoning code to make it going by net developable acres, maps are fine, all is fixed. Would suggest gross acreage to net developable acres in the Code.	Public Testimony	Link 1	Further discussion required.	
39	SEIS, GPS, CFP	Jerry Harless				Link 2	Further discussion required.	
40	Zoning	Adam Salazar	Request Cannabis be permitted in George's Corner	Here to support the other testifiers on Georges Corner. Kingston has so much potential, but felt Kingston lacks culture. Need beyond chain stores and gas station, need more artisanal locally owned places with flavor. Don't think limiting these stores to industrial places. Need to attract tourists. Need to embrace our attractions and not hide them, this would help the township grow.	Public Testimony	None	Staff supports recommendation to allow Marijuana Retail Stores in NC only if located in George's Corner LAMIRD.	
41	Zoning	Allison Satter	Bremerton comments in support of UGA North Kitsap Lake inclusion in UGA	Senior Planner with City of Bremerton, provided letter. North of Kitsap Lake area. Showing existing sewer system. Does not show private property hook up. Wants area to be included in the UGA. Requests areas with sewer, and those that are difficult to sewer taken out. Not requesting an expansion, just modifications of density. The City of Bremerton watershed is for protection not for population growth. Staff reports see this as an expansion of later date, not acceptable. Wants area where sewer is available for 40 years. Wants this area of 80 acres included in the UGA. (PC dialogue-City needs to come up with areas to take out.)	Public Testimony	Link	No change recommended.	
42	Zoning	Andy Seitz	Wants to Change Proposed zoning from Business Park to Commercial	Have 10 acres since early 90s above the Trails about quarter mile above. Spent great deal doing a short plat and quartered each one. Was rezoned in 2012 and was in UR 5-9 units/acre. Sewer is about 1200 feet away. We want economic development, affordable housing, etc., and now we have several fees to pay for the government to make the rules. My property is surrounded by commercial zoning and I'm in a Business Park which doesn't allow housing, in a little island surrounded by commercial. Don't know what to do, would like to sell the property. And 20 years ago the map property was the same and economy has not caught up. People paying lots of taxes without benefits. Do I keep waiting for County to change it's mind again? I'm in 5-9/acre is it worth it? Costs have to be reduced, trash can all the fees. Now we have to have the giant developers to fumble through the bureaucracy. You are taking away our inheritance, and yet we have to continue to pay taxes.	Public Testimony	None	Staff supports recommendation. Change proposed BP to CO.	

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43	Zoning	Andy Seitz	Wants to Change Proposed zoning from Business Park to Commercial	Requests to change proposed zoning from Business Center to Commercial in order to capture the residential component.	Voicemail	None	Staff supports recommendation. Change proposed BC to CO.	
44	Zoning	Barry Strickland	Request Barker Creek zone remain ULR	I WISH TO GO ON THE RECORD THAT I DO NOT AGREE WITH THE ZONING ACTIONS PROPOSED IN THE BARKER CREEK CORRIDOR AREA AND REQUEST THAT THE ZONING BE ESTABLISHED TO MATCH THE ADJACENT ZONING - URBAN LOW RESIDENTIAL.	Email	None	No change recommended.	
45	Zoning	Bevin Duncan	Request Cannabis be permitted in Georges Corner	Medical cannabis patient and advocate. Implore amend comp plan wants medical cannabis store at George's corner. This change right to safe tested access. Kingston residents and patients should not have to go into dark industrial zones in order to buy cannabis or medication. They only exist limited capacity on Bond Road. Georges corner is more accessible area for North Kitsap. Petition for local residents circulating. As of July 1st patients will not have access to their medication. (CS-about 4500 medical patients)	Public Testimony	Link	Staff supports recommendation to allow Marijuana Retail Stores in NC only if located in George's Corner LAMIRD.	
46	Zoning	Bill Ashby	Supports redraw of removal of property from the UGA.	5831 Brice Road SE, extends to Phillips Road. Has 60 acres. 30 is part of farm land. Happy with UGA boundary to remove it from the UGA. Smaller land owners along Phillips road caught up in ULID. They were removed from ULID and happy they are not in the UGA.	Public Testimony	None	Comments noted.	
47	Zoning	Billy Simmons	Supports preferred alternative for South Kitsap, opposes expansion of UGA in South Kitsap.	My name is Bill Simmons , I live at 3338 Baker rd SE in port Orchard ,Washington. I would like it to go on record that I am FOR the preferred alternative plan for South Kitsap. I am also against any expansion of the UGA in South Kitsap. South Kitsap is first and foremost a rural and green part of Kitsap County. In order for South Kitsap to maintain its wonderful rural ambience that we all in South Kitsap[County know and enjoy the urban boundarys must be pulled back. there should be no further exploitation by developers or community activist, of South Kitsap County. So---as the saying goes lets Keep Kitsap GREEN. THANK YOU	Email	None	Comments noted.	
48	Zoning	Brad Cheney	Opposes Preferred zoning of UR, wants ULR	2700 Enetai Beach Road in Bremerton . Opposes comp plan in preferred zoning. Property has 65 acres of 5 properties. Currently zoned ULR, wants to oppose rezone of UR. Been in family in 60 years, and close to downtown Bremerton, has dense neighborhoods bordering it. Only not developed because we choose it. It is located inside UGA Bremerton. Would like to have mitigation. Has gone through Boundary Line Adjustments. County says not buildable, but in discussion. Shows picture. no plans at this time for high density, just wants to protect property rights.	Public Testimony	Link	Staff supports recommendation for only 2 parcels on western edge be retained in UL. Do not support for waterfront parcel remaining UL.	

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49	Zoning	Brian Robinson	Requests to remain HTC, not	Berry road, was a law suit settlement with Public Works. County had a contamination on his previous property, and bought the current property as HTC understanding it would be that way forever. Always has had a live-in area. Fit budget from settlement cash. Wants to build a glass-blowing studio. Talked with other neighbors and don't want to change this zoning. This property has run business for last 30 years, none of the neighbors have an issue with the site. Didn't want to be in the City. Please think about how the map was drawn. (Bought in 2009, lives on land and plans to have a business on the site, many people buy property for a business venture).	Public Testimony	None	Staff supports recommendation. Change proposed RP to RCO.	
50	Zoning	Carmen Gale	Concerns regarding community impacts from marijuana related industry	See attached email	Email	Link	Comments noted.	
51	Zoning	Carol Malmquist, MCAC chair, Zoning Committee Carrilu Thompson, Zoning Committee Carole Leininger, Zoning Committee Mary-Cathern Edwards, Member Ann Giantvalley, Member Bob Cairns, Member Samantha Carpenter, Secretary	Eliminate cluster developments from Manchester LAMIRD	The MCAC would like to see the elimination of cluster developments from the Manchester Village density and dimensions table because it is a violation of our density designations as a LAMIRD.	Email	None	Staff supports recommendation to remove allowance for cluster development in KCC 17.420.	
52	Zoning	Christy Stanley	Request Cannabis be permitted in Georges Corner	Nature of my topic didn't happen until October. Cannabis license. Resident for 20 years and working here. Wants to support KCC. Marijuana retailers- location, designated sites, fully conforming to State laws, lists location zones. Proposing, the changes will have a big impact. Mentions Buffers, Kingston downtown is then unavailable. Only two cannabis stores north of Silverdale, Bainbridge and belonging to the tribe. Having researched, there are too few retail zones, which results in pockets of pot shops. Current County regulation have approved p, p, and r, but not tenable for safe access, but fine for process and production. The turn off of current location is notorious for traffic collisions. Proposing Georges Corner to be a location support via foot note. This area is street lighted, ample parking, transit bus stops. Currently exists an illegal store with no current issues. It is state law that it is legal. New economic resource. A change needs to be made in a footnote.	Public Testimony	Link	Staff supports recommendation to allow Marijuana Retail Stores in NC only if located in George's Corner LAMIRD.	

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53	Zoning	Christy Stanley				Link 2	Staff supports recommendation to allow Marijuana Retail Stores in NC only if located in George's Corner LAMIRD.	
54	Zoning	Dale Webb	Wants RP zoning	4342 Feigley Road in Gorst. Is in opposition of Commercial Zoning of Property. Currently zoned mixed use. Our property has no commercial value. There's a stream going all the way down to the bay, marked at critical. Has wooded wet hillside. Usable land is relatively small, only good for the original structure (home) which has been there since the 20's. Nearby property was taken out and would like the same. Will hurt the value of my property. Wants to be RP not CO.	Public Testimony	Link	Staff recommends change from proposed CO to UR.	
55	Zoning	David Currier	Zoning for Mile Hill Property	Kitsap Truck and Auto next to Leo's Towing. Want a rezone on both properties. In 2011 bought lot X. Our intent was to expand on that piece. The rezone to RR, makes the property worthless and useless since many won't build a house next to auto place. This is our retirement and we're a small business. Please let it remain at least HTC, which is what we've been paying taxes. We didn't know what was going on here. Many don't know and many are senior citizens. Only reason we're here is because we got that little card. Many feel county is sneaking this in. Thanks to staff for explaining a lot.	Public Testimony	None	Staff supports recommendation. Change proposed RI to RCO and RR to RCO	
56	Zoning	David Currier	Requests Rural Commercial for Mile Hill property	Back from Tuesday Testimony. Shows map. Also, speaking on behalf of another property located at intersection of Baby Doll and Mile Hill Dr (requests commercial). Consulted with many people and staff, after reading zoning, we don't fit into rural industrial because only 5% of what we do is recycling. Our business model is mostly based on new and used part sales. Rural Commercial would fit our zoning better. Request both A and B parcels would go to rural commercial which would be best for future plans. We are not a traditional wrecking area. (PC dialogue-business in operation?-60's, continuous use since then, currently more modified business model)	Public Testimony	Link	Staff supports recommendation. Change proposed RI to RCO and RR to RCO	

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57	Zoning	David Currier and Tracy Houston	Reconsider the zoning of the vacant parcel to Rural Residential and convert it to Rural Industrial, so that we may continue our future business plans.	<p>This correspondence supersedes the prior email sent on May 9, 2016, below.</p> <p>After attending the hearing earlier this week, we conducted further investigation into the newly defined zoning changes and the comprehensive plan process. We consulted with our attorney, several folks on the Planning Commission and DCD staff. It was suggested that we be sure the Planning Commission knows exactly what we do at our business. Kitsap Auto Wrecking, Inc. dba Kitsap Truck & Auto is an low-impact wrecking yard...meaning we part out vehicles for part sales and scrap metal sales only amount to about 5% of our business; 95% of our business is retail/wholesale sales of new and used auto parts. The other part of our business is Kitsap Used Cars, a retail used car sales facility. Currently, our parcels are zoned HIGHWAY TOURIST COMMERCIAL. In order to ensure our long term viability and limit detrimental impact to our future, the best fit for both parcels would be COMMERCIAL. We would prefer COMMERCIAL but, if COMMERCIAL is not longer available to us, given the remapping of the urban zones, then RURAL COMMERCIAL may be the only option for us.</p> <p>We will be providing this communication, along with maps and handouts at today's hearing. We respectfully request your thorough review of the information provided and ask for our parcels to be zoned COMMERCIAL.</p>	Email	Link	Staff supports recommendation. Change proposed RI to RCO and RR to RCO	
58	Zoning	Donn Hughes	Requests reconsideration of proposed RP zoning for Sidney Road parcels	Representing Adelia Beam. Two parcels on Sydney and perch with are currently HTC and proposed to downzone. Property is desired for retirement purposes. Wants to do multifamily on site. Property surrounded would be within character of request.	Public Testimony	Link	No change recommended.	

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#	Topic(s)	Author Name	Summary	Comment	Method	Attached Item	Staff Recommendation	Planning Commission Recommendation
59	Zoning	Doug Newell; CKSD	Recommendations regarding zoning for Central Kitsap parcels.	<p>Based on changes to the proposed Comprehensive Plan Update since February 2016, the Central Kitsap School District (CKSD) has additional comments.</p> <p>CKSD comments/requests:</p> <p>1) Tax Parcel 082501-4-014-2004. Our original request was to zone all three of our parcels that are located off of Clear Creek Road as "Commercial." However parcel 082501-4-014-2004 is currently shown on preferred zoning changes map as "Industrial." Request that parcel 082501-4-014-2004 to be zoned "Commercial (10-30 DU/AC)."</p> <p>2) Tax Parcels 172501-4-009-2000 and 172501-4-008-2001 (Windy Ridge). The recommendation on the current preferred zoning changes map is to zone these parcels "Urban High Residential (19-30 DU/AC)." These parcels are located in the center of our Central Kitsap Campus and are only reachable via a 20' wide easement. The easement does not meet the minimum Kitsap County standards for roadway width, right of way, nor grade (portions are in excess of 20 degrees); therefore future sub-division nor development to achieve higher density would not be permitted. The future best use of these parcels is as a "Urban Restricted."</p> <p>"Map of Central Kitsap Changes" – CKSD Comments</p> <p>1) Tax Parcels 082501-4-014-2004, 082501-4-019-2009, and 082501-4-020-2006. The recommendation on this map is to zone these parcels as "Commercial." These parcels were deemed as excess by the CKSD Board and we agree with this proposed zoning.</p> <p>2) Tax Parcel 172501-4-008-2001. The recommendation is to zone this parcel "Public Facility." We agree with this proposed zoning. The parcel is located in the center of our Central Kitsap Campus and is only reachable via an easement; the future best use of this parcel is as a "Public Facility."</p> <p>3) Tax Parcels 272501-2-010-2009 and 272501-2-007-2004 (Tibardis). These should both be characterized as "Public Facility." CKSD currently plans to use these parcels for athletic fields.</p>	Email	None	<p>Staff supports recommendation for parcel #082501-4-014-2004 to change from proposed I to CO.</p> <p>No change is recommended for parcels #172501-4-009-2000 or 172501-4-008-2001.</p> <p>No change recommended with regards to remaining requests.</p>	
60	Zoning	Ezra Genauer	Supports relaxed zoning for Marijuana uses at George's Corner LAMIRD	See attached email	Email	Link	Staff supports recommendation to allow Marijuana Retail Stores in NC only if located in George's Corner LAMIRD.	

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61	Zoning	Frank Tower	Requesting Urban Low rather than the proposed zoning	20 acres on Baby Doll Road. Bought the property as retirement. Had great offers, but market went down, just waiting for the market to change. County wishes to reduce our land value. Property is about 1/6 mile down from Baby doll. Acquired another parcel. It's gently sloped. Would be ideal for community development. Property close to shopping, restaurants easy to walk to. The utilities are readily available, sewer line one lot away. This area is becoming a bedroom community of Seattle, would bring in good tax revenue. There are many retired military and civil service and they like to afford a mid-level house. The barn would come down and become a community area. Not planning a large number of houses for the area. We would would like to develop it and retire.	Public Testimony	Link	No change recommended.	
62	Zoning	Garry Porter	Requests Porter reclassification reflect original application for two parcels changed from RP to RR.	See attached email	Email	Link	Staff supports recommendation. Porter reclassification change proposed RP to RR.	
63	Zoning	Gary Chrey	Opposes rezone to Rural Protection, requests Commercial be retained.	Representing Adelia Beam. Follow-up on previous testimony question. HTC to RP. This govt ought to listen to these people, make the changes so that people can live. Submit this to the State. Is property able to be located near utilities. Met with Public Works with City of Port Orchard. There is water and sewer on Sydney Road, both properties are on Sydney Road. This should not be an issue. Letter of City of PO has letter that the properties remain within UGA and remain Commercial. But with compromises, the area has been reduced. All this is based on projections and analysis, but there's no precision to it. It is not precise. When looking at small area, especially the property in question, there must be enough give and take. Gone into more detail in the letter and included Port Orchard letter and diagram. (Don Hughes submitted a different zoning- HTC is in the PO letter and is consistent across the street, this is more logical to remain consistent rather than change the zoning, it's my property's retirement, and wants to preserve the value., Don would say preserve the valuation of the land, port orchard transportation dollars are desired for all of Sydney Road, not just part.).	Public Testimony	Link	No change recommended.	
64	Zoning	Gary T. Chrey	Opposes rezone to Rural Protection, requests Commercial be retained.	600 Kitsap Street. Attorney for A. Bean, 032301-4-043-2006; 032301-4-045-2004 near Sidney Glen Elementary School. Both HTC and within PO UGA. Proposed to change to RP and remove from PO UGA. Not a logical outcome for these two parcels. RP criteria is for rural character. But property is immediately south of fully developed mobile home park and north of Elementary School. Deprives the property of it's value. Clients property is not developable. Client paid \$8,000 in HTC taxes on the properties. It will devastate retirement planning. Wants to remain Commercial and inside the UGA. Immediately across the street are commercial properties, too much a narrowing to treat his client's property differently. The larger parcel has 2 mobile homes and smaller has a home in disrepair. Will research sewer, water service and availability. Include new info in matrix.	Public Testimony	Link	No change recommended.	

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65	Zoning	glbreaker22	Opposed to property being rezoned to Commercial. (No address given)	<p>To whom this may concern, we are one of the ones affected. Our E.Bremerton property is planned to be re-zoned as a commercial property. about 5 of us are affected on the strip. was there a study done at all pertaining to these changes? because if one were to visiting the Perry ave zoning change, one can see that 1. E.Bremerton is being deserted by businesses. ex. Perry ave mall is hanging by a thread. 2. All the property on this site are on a slope which retains water every time it rains (high water table) 3. we are all residential use.</p> <p>our house, specifically, is a 1930s cottage with a 900 sqft footprint. per the county code, if this were to pass, will be a nonconforming structure. no additions, remodel, etc. is allowed unless it is towards attaining the commercial standard.</p> <p>how do you think think will work? this is absurd... all this is doing is making good taxpayers moved out of the area like the rest of the businesses around.</p> <p>R/ another taxpayer who probably wont make a difference</p>	Email	None	Staff supports recommendation. Change proposed CO to UM.	
66	Zoning	Halette Salazar	Request Cannabis be permitted in Georges Corner	Showing support for George's Corner location for cannabis retail.	Public Testimony	None	Staff supports recommendation to allow Marijuana Retail Stores in NC only if located in George's Corner LAMIRD.	

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#	Topic(s)	Author Name	Summary	Comment	Method	Attached Item	Staff Recommendation	Planning Commission Recommendation
67	Zoning	Jeff Coombe	Recommended code language for marijuana uses.	<p>I would like to offer suggestions to the proposed use table in Commercial (CO) & Regional Centers Zone (RC). Marijuana retailers, Processors & Producers should be allowed in those two zones as an Administrative Conditional Use Permit (ACUP). This is a highly regulated industry with intense security. I also offer the following information & comparisons.</p> <ul style="list-style-type: none"> • Retailers. Retail marijuana is similar to alcohol sales primarily because they are regulated by the same State agency. Retailers are required to have in house security and must meet stringent requirements. Retailers are allowed in Regional Centers (RC) but not Commercial (RC). Cannabis consumption is not allowed on site. They should be able to operate in Commercial (CO) zones. • Processors. Processors are required to have in house security and must meet stringent requirements, they also are strictly regulated. All processing takes place inside of a building by taking raw materials and produces a final product. Allowed uses with a similar process would be restaurants, bakeries, distilleries and meat markets to name a few. Any and all odors are regulated and monitored, similar to crematoriums but with more scrutiny. Cannabis consumption is not allowed on site. They should be able to process in Commercial (CO) & Regional Centers (RC) zones. • Producers. Producers are required to have in house security and must meet stringent requirements. All production takes place inside a building and would be similar to , only with more scrutiny, wholesale nurseries which is allowed in this zone. Cannabis consumption is not allowed on site. They should be able to produce in Commercial & Regional Centers (RC) zones. 	Email	None	No change recommended with regards to marijuana comments.	
68	Zoning	Jeff Davidson	Update Map to show bike route	<p>Exhibit 4-94. Bicycle Routes & Mosquito Fleet Trail Route</p> <p>Please update MAP to show NW HALF MILE RD. as a bike route. This is the main arterial for connecting bikes to Clear Creek Rd. from Trigger Ave and Old Frontier.</p>	Email	None	Comments noted and will be forwarded to Kitsap County Public Works for consideration.	

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69	Zoning	Jerry Mischel	Berry Lake Road area, proposed zoning out of character and should be something less than 10 acres. ; Reasonable Measures, anything created pre-1974 that meets 1974 zoning should keep it that zoning.	Resident of Berry Lake Road in PO. Two concerns. Area in yellow surrounded by PO and small section of Bremerton. 560 acres, 195 parcels within it, 7 parcels are 10acres or larger, etc....; 10 acre Rural Protection is suggestion. Believe it's out of character. Both Clifton Road and Berry Lake are primary corridor to McCormick Woods, will see increase in traffic which is fine, but zoning a little illogical. Zoning should be reduced. Staff going to 10 acre zoning because of critical area concerns. However, majority is not of concern and can accommodate modern development. Also, when reviewing reasonable measures, subject every vacant lot before 1974 to be considered substandard if surrounding area is less dense. Mostly 4-5 acre tracks before zoning took place. So now we are turning it into 10 acres and will have substandard lots. 1974 should not be the standard for evaluating the lots. If so, need to inform everyone involved. Anything created prior to 1974 that meets the standards of 1974 zoning should keep it. Proposing something less than 10 acres.	Public Testimony	None	No change recommended.	
70	Zoning	Jerry Mischel	Requests not to downzone to RP.	1933 SW Berry Lake road, Port Orchard. Add to comments from Tuesday. Diligently paid taxes on our property and we see a continuous downzone on our property. Going from UR to RP which is a little too far. Many of us use real estate as a way to invest in our retirement, many don't have an IRA or Pension. Hoping for a modest return after paying taxes for many years. And now some may be valueless with the legacy lot rule. They will be considered substandard. I just don't agree that they're reasonable measures, seems like they're unreasonable measures. We have to remember who we are as a people, this is not America as we remember in the past, others suffered greatly and came here to have a better life, reflected through property rights. No one has really told us how many lots of what size. Should reflect on lot size to some degree, what will be considered a legacy lot in the future, if we don't have enough removed from the equation? Think we're on a real slippery slope with the legacy lots. Need to remember, if in the future, we can just down more and create more legacy lots.	Public Testimony	Link	No change recommended.	
71	Zoning	Jim Gergersen	Requesting to maintain current commercial zoning, not to change to Industrial.	Here to follow up on an email sent to 6791 Bethel Road. Purchased in 2006 for future use on property. Currently HTC, and now being changed to Industrial. This will limit our use to 25% and other 75% needs to be used as Industrial. Would like the remaining zoning. 25 parcels near the parcel are being zoned commercial. Property is currently residential?	Public Testimony	Link	Staff supports recommendation. Change proposed I to CO.	

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#	Topic(s)	Author Name	Summary	Comment	Method	Attached Item	Staff Recommendation	Planning Commission Recommendation
72	Zoning	Jim Gregersen	Opposes proposed Industrial zoning due to limiting use.	My name is Jim Gregersen, I own property with a business partner on the south end of Bethel rd. The current proposed zoning from my property is industrial. At first it looked like a good fit for our current use and our future development plans the property but after reading the footnotes in the allowed uses, it will not work for what we are hoping to do in the future. We want to have a car dealership on the property. It is a permitted use in Industrial zoning but is limited to only 25% of the parcel. I looked at the other zoning changes proposed along the southern end of Bethel rd. and it looks like the (RED) commercial zoning would fit for our development plans. I was at the open house and spoke with David Greetham about this and he said he would forward this email on to you. I hope that it is in time for consideration, I would have got it to you sooner but I had carpal tunnel surgery on both wrists over the last two weeks. I attached a pdf map showing my property location. Please let me know if there is anything I need to do to help the process.	Email	Link 1	Staff supports recommendation. Change proposed I to CO.	
73	Zoning	Jim Gregersen				Link 2	Staff supports recommendation. Change proposed I to CO.	
74	Zoning	Jim Reed	Requests Commercial zoning on Loxie Eagans parcels.	Lives in Marine Drive in Bremerton. Not a major land use issue. Proposed zoning changes in Loxie Eagans area. Will bring better plat map on Friday. Current zone Industrial, own 7 parcels. High travel corridor on Loxie Eagans, the down zone line goes through existing car lot. The split does not make sense. It's been there for 20 years. Across the street to the South, have approved SDAP for a parcel which is proposed for down zone to residential. Loxie Eagans abutting the hwy should have Industrial change to Commercial rather than to Residential. Has been investing in the corridor for several years. Taking existing business and suggesting a downzone.	Public Testimony	Link	Staff supports zoning change for National Avenue and Loxie Eagans vicinity parcels from proposed UL to CO.	
75	Zoning	Jim Reed	Prefers Commercial zoning to industrial.	Follow-up from previous testimony. Letter describing all properties and better maps included. Showing two proposed islands off Loxie Eagans. Didn't have enough time to get traffic count from the County. Owns the red parcels. Two Parcels are operating car lot. Zone plans to go through the middle of it, does not make sense. The industrial zoning is limiting but at least allows for some activity. Prefers Commercial zoning. Property on south side of Loxie Eagans, has first driveway off of the hwy. It's permitted and prime real estate. County adding commercial on National, asking to bring up the corridor to N and S of Loxie Eagans, Schorup supports this as well. At minimum, want industrial zoning. Industrial goes to large areas, these lots are tiny. To make it pencil, someone would have to buy several lots. Struggle with residences being in this area, makes much more sense to make it commercial.	Public Testimony	Link	Staff supports zoning change for National Avenue and Loxie Eagans vicinity parcels from proposed UL to CO.	
76	Zoning	Jodee Strickland	Request Barker Creek zone remain ULR	See attached email	Email	Link	No change recommended.	

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77	Zoning	Joel & Anne Adamson	Requests to remain Urban Low and not the proposed Urban Restricted	RE; Parcels 072402-3-123-2005; 072402-3-124-2004; 072402-3-125-2003 Dear Sirs: I received a letter in the mail. My 3 parcels are on the boarder of UL (urban low density 5-9 units/acre). It is proposed to change my parcels, and those to the east of me, to Urban Restricted (1-5 units/acre), but all the parcels to the west of mine do not change, my 3 are exactly on the boarder of the change. RE: Parcels 072402-3-123-2005; 072402-3-124-2004; 072402-3-125-2003 I would kindly request that you do not change my parcels zoning, but leave it the same. You can start the change to the parcels that border mine to the east, if you would like. Thank you, Joel & Anne Adamson	Email	None	Staff supports recommendation. Change proposed UR to UL.	
78	Zoning	John Willett	Map consistency comments	I don't see that 'Place of the Bear' property that the County sold to the Suquamish is listed as 'Tribe'. Also, Adam's Point property that the Tribe purchased is not listed on the map, Lemolo area? The habitat corridor that Rose, OPG, is designating, out of the Arborwood project, is not listed? Is there a change of designation for the Grover's Creek Conservancy that GPC has/is purchasing from OPG?	Email	None	Comments noted.	
79	Zoning	Keith Webb	Asking for line adjustment on property. Requesting his 15 acres be 5 acre lots.	Lives in Hansville, submitted comment in February. Requesting the 15 acres be broken into 5. Currently zoned 1/20 acres. No family can afford existing property. Nearby properties are 1/5 acres. Family had 40 acres and short platted into 2-20's then a 20 into 4- 5 acres and bought 10 acres back from family member. Asking for a line adjustment. Only piece that is 1/20 acres others are 1/2.5 ac or 1/5 ac.	Public Testimony	Link	Staff supports recommendation. Change proposed RW to RR.	
80	Zoning	Ken Mischel	Follow-Up from Public Hearing	To follow up after our conversation on Thursday afternoon in Poulsbo regarding the property on Rose Road which is presently zoned Mixed Use. We would like this property be zoned Commercial as is the adjacent property. The Tax ID number is 4800-000-006-0008.	Email	None	No change recommended.	
81	Zoning	Ken Mischel	Wants Commercial not the proposed Urban Low	Follow-up. Bethel Road. Map Included. His has been changed to Urban Low, but fronts on HWY 16. Commercial would be worth something.	Public Testimony	Link	No change recommended.	
82	Zoning	Lee Golden	Requests Urban Low zoning	Perry Avenue in East Bremerton, spoke with Dave. Rezoned from NC to something else which doesn't help, Wants urban low zoning. Dense zoning doesn't make sense with slopes and environment. New zoning doesn't make it better. Info was given in advance. Has photos of homeless camps in the area. If I can develop it, I can fix the problem. Wants to build homes or duplexes.	Public Testimony	Link	Staff supports recommendation. Change proposed CO to UL.	

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83	Zoning	Lee Golden	Requests Urban Low zoning	Perry Avenue in East Bremerton, spoke with Dave. Rezoned from NC to something else which doesn't help, Wants urban low zoning. Dense zoning doesn't make sense with slopes and environment. New zoning doesn't make it better. Info was given in advance. Has photos of homeless camps in the area. If I can develop it, I can fix the problem. Wants to build homes or duplexes.	Public Testimony	Link 2	Staff supports recommendation. Change proposed CO to UL.	
84	Zoning	Linda Gruber	Wants to be inside Manchester LAMIRD	To whom it may concern, approximately 6 years ago when work on the Manchester Village was taking place we did not receive any notice As a result our property and the property to the east of us were completely cut out of the village by the committee. Property directly adjacent to the north and south of us were included in the village even though there is power, sewer, and water right at our south east end on E Crestwood Ct, at Megan Heights, and power and natural gas at the north end of the properties along Chester Rd. Now, again, we did not receive any notification of any up dating pertaining to the GMA until a post card arrived last week. We would like to have our property included in the Manchester Village which has the higher density. Thank you for taking our request into consideration. Fred and Lynda Gruber 7020 E Chester Rd, Port Orchard	Email	None	No change recommended.	

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#	Topic(s)	Author Name	Summary	Comment	Method	Attached Item	Staff Recommendation	Planning Commission Recommendation
85	Zoning	Loren Johnson	General zoning comments in Bremerton Chico Way area.	<p>A problem that arises constantly is zoning classification and what it entitles/allows you to do. For instance on Hwy 303. Multi use zoning. Several business were established over the years in existing buildings and they are now excluded from expansion and or relocation in the same or adjoining complex, or area with a multi use zoning. The acceptable uses are incomplete in the zoning classification and present a clear burden to our citizens. And yes, if there is a need in the community or area a business should be allowed to locate there if the commercial type zoning allows, and that zoning should allow it. This process of paying several thousand dollars for an approval of something to be approved that has been locally located in the past is not fair or just.</p> <p>Additionally the area the area from the Bremerton City Limits at the Kitsap Lake Commercial 'node'. Going North on Chico Way (Kitsap Way) from the Garage Tavern to Lakeview on the Eastside of the road should be Zoned Commercial. Drive by and look at it. Out of 9 or 10 pieces of property there appears to be only 1 viable home, 5 or 6 vacant lots and 2 homes that appear unoccupied and have very limited life remaining. The Kitsap Lake Commercial 'node' has no other way to expand and this is a natural. The Commercial across Chico Way that contains commercial for the last 40 years should be properly zoned.</p> <p>And one more thing. The area from the Brem. City Limits at the Kitsap Lake Commercial 'node' North to Silverdale, East of the Navy Railway tracks. This should be Urban. How is it realistic to zone this area Rural 1 unit per 5 acres when in approximately 1100 to 1200 acres there are only Two 5 + acre tracts (except the Private Golf Course). This is not, nor will it ever be Rural 1 unit per 5 acres. There basically are no 5+ acres tracts. (2 don't count).</p> <p>I view these items as important and would like to know who will respond to me and how to further press my case in this process.</p>	Email	None	No change recommended.	
86	Zoning	Robert McGee	Requesting Rural Industrial for Mile Hill parcel	5027 Mile Hill 5139 is neighbor's property, wants HTC. Here for clarification, met with staff before. Currently HTC and now he and neighbor are zoned differently. Would like the same as they are business process. Wants to keep RI as well as neighbor.	Public Testimony	None	Staff supports retention of proposed RI zone on this and neighboring parcel (business partner)	
87	Zoning	Ron Gillespie	Supports down zone on Tracyton Blvd shoreline area. Opposes mitigation process.	Central Kitsap Area. Procedure- tries to keep relatively informed and bought the disk. Will there be track changes so can follow the thinking behind the changes? Need to see how things have changed rather than compare past and present documents. Glad that west part of Tracyton Blvd has been reduced from Rural to Urban Restricted. Land south of Tibardis road and west of tracyton should not be urban Rural, should be rural. Would fit neighborhood and environment. Let the land do the talking not the maps. Mitigation process should be taken out of our thinking. Identification of farmlands- need to identify it to preserve it. Agrees with previous gentlemen that spoke about it earlier. Need something measurable and identifiable. Makes it easier for citizens.	Public Testimony	None	Comments noted.	

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#	Topic(s)	Author Name	Summary	Comment	Method	Attached Item	Staff Recommendation	Planning Commission Recommendation
88	Zoning	Ron Hutchinson	Requesting Rural Industrial for Mile Hill parcel	Owner of 5139 SE Mile hill Drive, mentioned by previous speaker. Property proposed to go to RR. Bought it as it was zoned as HTC. Went through change of use process with the County and obtained a CMO. Went through parking issues, etc. Used as Commercial use for 16-17 years, isn't adequate for residential use, no bedrooms, no kitchen. HAS been used as a business and intent to keep using it as such. The access for parking area is shared with McGee's driveway. Commercial Driveway. Request to converted to Rural Industrial and consistent with adjacent properties.	Public Testimony	None	Staff supports recommendation. Change proposed RR to RI.	
89	Zoning	Ron Hutchinson	Follow-Up from Public Hearing	<p>I am following up on my testimony at the hearing last night. We are requesting that our property at 5139 SE Mile Hill Drive, Port Orchard (tax ID#292402-3-052-2004) not be rezoned as Rural Residential as proposed, but zoned as Rural Industrial. This request is based on the following reasons.</p> <ul style="list-style-type: none"> • We purchased the property 16 years ago specifically because it was zoned HTC and to create an office as a base for my company, Hutch-Con Construction, Inc. • We applied for and met all County criteria to begin using the existing structure as a commercial office. • We were granted a C of O and have used the property as a commercial office for the past 16 years. • We remodeled the structure converting it from a residence to an office. • 5127 Mile Hill Drive, which is owned by Robert McGee, is a flag lot that wraps around our property and it will be zoned as Rural Industrial under the proposed new zoning. Also, our access to our parking area is via an easement through the 5127 property. <p>Please reconsider the proposed change of zoning of our property to Rural Residential. Since the current HTC zoning is no longer a zoning option, we think the most appropriate zoning under the new plan would be Rural Industrial.</p>	Email	None	Staff supports recommendation. Change proposed RR to RI.	

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90	Zoning	Sandra Rohwein	Request Barker Creek zone remain ULR	<p>I wish to go on the record that I do not agree with the zoning changes proposed in the Barker Creek corridor area. There is NO requirement for a green belt to be established between two urban growth areas and I believe that this re-zone is being taken as an effort to establish precedent. The previous re-zone action diminishing this area from 5 to 9 dwelling units per acre to 1 dwelling unit per 5 acres was the first step in this process. I disagreed with the action taken previous and vehemently disagree with the current proposed action.</p> <p>The action taken is being "advertised" as a way to protect a critical area. The critical area is protected through the Critical Areas Ordinance which requires 200 foot set-backs in Kitsap County. This requirement is a more stringent requirement than the state mandated set-backs. To expand the protection areas further is way beyond necessary and not in keeping with existing land use policies through Kitsap County and this state. If approved, the 1 dwelling unit per 10 acres will constitute a public taking of property rights and will potentially be subject to litigation. Kitsap County does not need to open themselves up to further land use litigation.</p> <p>The Barker Creek corridor resides in a central location within the county with all public utilities and transportation links readily available. By restricting the development of this area, you are "wasting" tax payer dollars used to build the existing infrastructure in that area. These dollars were spent with the initial 5 to 9 dwelling units per acre in mind for development which will keep growth in the centralized areas. Your current plan is to relocate this growth into areas that do not currently have infrastructure which will create further urban sprawl and cost the tax payers money to develop something that already exists. A wasteful vision at best!</p> <p>I WISH TO GO ON THE RECORD THAT I DO NOT AGREE WITH THE ZONING ACTIONS PROPOSED IN THE BARKER CREEK CORRIDOR AREA AND RESPECTFULLY REQUEST THAT THE ZONING BE ESTABLISHED TO MATCH THE ADJACENT ZONING - URBAN LOW RESIDENTIAL.</p> <p>Sandra Rohwein</p>	Email	None	No change recommended.	
91	Zoning	Sean Pollock	Does not want Commercial Zoning.	<p>Lives 3334 Perry Ave. Sylvan crossroads. 6 parcels with 5 residences on them which are slated to be commercial. The mall south of 303 is vacant, the businesses don't do well. If development is what we want, need to provide incentives for redevelopment. The properties are wet year round. Shows examples on phone. Would be difficult to develop. All properties have a slope. No city sewage, it's 1200 feet down the road, would be costly to support sewer.</p>	Public Testimony	Pic 1	Staff recommends change from proposed CO to UM. Include 6 parcels immediately south of the intersection on the east side of Perry Avenue.	
92	Zoning	Sean Pollock				Pic 2		
93	Zoning	Sean Pollock				Pic 3		
94	Zoning	Sean Pollock				Pic 4		

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95	Zoning	Suzanne Arness	Requests no down zoning for parcel #352702-2-002-2006	<p>I am referring to Assessor parcel #352702-2-002-2006, and request that there be no down zoning on this parcel.</p> <p>Commonly known as the Back or West Kingston Slough, this property has previously been zoned around, mainly because the approximately 37 acres stands out as a single, large parcel under one ownership. The UGA currently touches the north and east sides of my property. The parcels touching my east side are zoned UL, 5-9/acre. The parcels to the north are zoned UR, 1-5/acre. The very short version of all this is that the Critical Areas Ordinance will be all the protection needed without down zoning my property. I will mention Drew's Glen and Kuggeweit developments as a reminder that the County can satisfactorily work out dense development within environmentally sensitive areas...! Pope's grandfathered Arborwood development will be to the south! (Am I being part of the 'trade-off' here?!)</p> <p>I am trying very hard to be succinct, and at the same time adamant. At one time I had seven building lots, now you tell me I have four; and you want to let me have only two...! I reiterate that the Critical Area Ordinance should be able to "protect the slough for the community"—I see that six of the ten goals for Kingston involve getting the Slough into community use...I do realize that God is only loaning the Slough to me for a little while; and that the County lets me rent it by the year [due April and October 30th]; so, please leave the zoning where it is and trust in existing rules.</p> <p>Very Sincerely, Suzanne T. Arness</p> <p>P.S. And in case it was missed, Carpenter Creek does not run the length of my Slough. Note, that after it comes under the West Kingston Road, it turns east and flows out through the Front Slough under the South Kingston Bridge into Appletree Cove, both zoned at 5-9/acre.</p>	Email	None	Staff supports recommendation. Change proposed RP to RR.	
96	Zoning	Ted Rohwein	Request Barker Creek zone remain ULR	<p>To Whom It May Concern:</p> <p>I wish to go on the record that I request the Barker Creek rezone be reverted back to the original designation of Urban Low Residential which is in keeping with the zoning of properties on all sides of the corridor. The Critical Areas Ordinance creates a more than adequate protection zone for the creek.</p> <p>I do not agree with the proposed rezone of the area.</p> <p>Ted Rohwein</p>	Email	None	No change recommended.	

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97	Zoning	Tony Vondran	Requests his property on 5866 Brasch Rd SE, Port Orchard not change to Rural Protection, but remain Rural Residential.	I am writing about the proposed zoning changes for address 5866 Brasch rd. SE, Port Orchard, WA 98367. Currently it is zoned as Rural Residential. The proposed zoning changes would change this. Currently it is zoned for 5-9 units/ acre. The proposed zoning changes will change that to one unit/ 10 acres. I am requesting that my address zoning not be changed. I have almost 2 acres and currently have a small house. I purchased the property with the idea of building another house on the property. My goal is to have my mother in law move into the house I currently live and build another house for my wife and 2 children. With the new Zoning changes, this would not be possible. The proposed changes only affect my property and my next door neighbor on my side of the street? Since most of the houses on my side of the street are not affected, can we change the proposed change to my address? I am the very edge of the new changes and my property and my neighbors is "carved out" of the new rural residential zoning? Can we please "carve" back in my address to the rural residential zoning? Since it is on the edge of the new zoning proposal and will be surrounded by rural residential zoning, can we please include my property in the rural residential zoning. Please, Please, Pretty Please Thank you very much, Ronald "Tony" Vondran	Email	None	No change recommended.	
98	Zoning; Reasonable Measures	Jon Rose	Request NKSD be included in Silverdale UGA. Comments on reasonable measures. Concern regarding affect of ADU measure on affordable senior housing.	NKSD- has owned 30 acres on Silverdale Way adjacent to UGA, has owned it since 1993. Would like the school district property to be considered in the UGA. Can't build a school on the property as rules now apply. Issue through out the state, not being able to build schools in rural areas. Secondly, Reasonable Measures issue. Would accept all Mark Kulmans remarks. Don't have anyone with legacy lot issues, but don't agree with this measure. min and max urban lot size is incredibly difficult, fees alone are too much. Its a large monetary burden just to build a house. ADUs we're at a critical time with aging boomers who are moving out of their homes and we're not creating senior housing quick enough. same phenomenon from track housing, we do not have the capacity, if people can move their parents close by it is the cheapest social solution. Don't want them to move into institutionalized housing. Make ADUs simple. Reasonable Measure incentive, biggest issue in corporate cities. Poulsbo can accept growth but minimum lot size is from 70's. Need to densify Poulsbo. Suggest to incentive the cities. Poulsbo is vibrant with Poulsbo Place. ADU does not eat through land, 600sq ft. It's efficient, not building new septic, driveway.	Public Testimony	Link	No change recommended for school district parcel. Further discussion required for reasonable measures.	

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99	Zoning; Reasonable Measures	Pat Fuhrer	Requests UM zone on Hogan Lane Silverdale be swapped for UL. Comments on reasonable measures.	Principal Engineer in Silverdale. Resident of Olalla. Part of DAG. Maps: Hogan Lane north of Waaga way with one access lane. Got 60 lot Urban Low now change to Urban Medium. UM is a tough zone for SFR. Hogan lane no access to urban area. Suggest to staff to look at other Silverdale areas for UM density. Reasonable Measures- Frustrated that only got the info two weeks ago. Legacy lots, non-starter, opening Pandora's box. Many residents' retirement lots. Will result in unneeded litigation. Skagit County adopted language of legacy lots and aggregate lots, but they're different areas. UGA lot subdivision minimum lot sizes- real problems looking at mins and max and lack of flexibility. Ties hands, can't meet density with lots sizes. Trying to incentivize, no developer will do 2 lot short plat. Reduce the cost or provide free 2 lot short plat process to incentivize measure.	Public Testimony	None	Further discussion required.	
100	Zoning; Reasonable Measures	Suzanne T Arness	Opposes ADU and legacy lot measures. Opposes downzone of Kingston Slough property from RR to RP.	ADU- think its wonderful to be available to elderly parents. Hope ADU and attached housing will be encouraged. Legacy Lots- County will end up with a lot of tax loss. No one will buy if you can't build on it. It becomes worthless. Slough in Kingston- being downzoned. Thinks CAO is sufficient to take care of any land (1/5ac) and now 1/10. CAO will protect the land. Commercial- 30 ac parcel which has to be developed at one time, current employment center zoning. Why do you have to take all 38. Seems like if you're talking industrial, there are several different business in the parcel, the other regulations are available. How can you know what will be developed. Usually business wants small areas.	Public Testimony	None	Staff supports recommendation. Change proposed RP to RR. Further discussion required.	
101	GPS	Allison Osullivan, Suquamish Tribe	Recommendations regarding environment and parks policies. Recommendations regarding development regulations.	See attached email	Email	Link	Further discussion required.	
102	Zoning	City of Port Orchard	Support for revised preferred alternative	See attached email		Link	Further discussion required.	
103	Zoning	Jackie Rossworn	South Bethel corridor should change to Commercial	See attached email	Email	Link	Comments noted.	
104	Zoning; Reasonable Measures	Ken Mischel	Opposes down zone to RP in Berry Lake Road area. Opposes legacy lot reasonable measure	Berry Lake Road. Almost completely surrounded by Port Orchard. Trying to change one home per 10 acres. Trying to get area closest to the city, seems to defy what you're trying to accomplish. Have been paying taxes for all these years and don't know what we're going to do. Property adjacent is different. Ask to have it included in commercial zoning. Legacy Lot- many people came here to this country because land was taken from them. Hope we don't go there.	Public Testimony	None	No change recommended.	

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105	Code	Misc.	Urban Cluster Residential use permissibility	Increase permissibility for various uses within the UCR zone.	Public Testimony	Link	Further discussion required.	
106	CFP	Nick Bond, City of Port Orchard	Comments regarding transportation concurrency methods.	Please find the attached comment letter from Mayor Putaansuu on behalf of the City Council concerning the 2016 Kitsap County Comprehensive Plan and Capital Facilities Plan.	Email	Link	Further discussion required.	
107	Zoning	Robert McGee	Follow-Up from Public Hearing	As discussed, both myself and Ron Hutchinson (my neighbor) want to be sure both our commercial properties are zoned as RI (Rural Industrial) per our meeting and our speaking at the Planning Commission meeting on 5/10/2016. My property is located at 5127 Mile Hill Drive and Mr. Hutchinson's is located at 5139 Mile Hill Drive. My property (5127 Mile Hill Dr.) already shows Kitsap County changing it from HTC to RI and would like the County to proceed with that zoning designation, in addition we want to be sure my business associate, Ron (5139 Mile Hill Dr.), is also zoned from HTC to RI to be consistent with their current commercial uses, our collaboration, and for the future. As we discussed, it seems Ron's property was just missed during the UGA adjustment process, so the goal is to correct that oversight. These implementations as well as your input is appreciated as always. Your help with this has been much appreciated and very informative. Feel free to contact me if we need to provide any additional information or if you have any questions for either Ron or myself. I have cc'd Ron as well for his information.	Email	Link	Staff supports recommendation. Change proposed RR to RI for both parcels mentioned in testimony.	