Chico Business Park

C/O Jim Reed

1503 Lower Marine Dr.

Bremerton, WA 98312

Kitsap County

Community Development MS-36

614 Division Street

Port Orchard, WA 98366

December 7, 2015

RE: Comprehensive plan update comments.

To whom it may concern:

My name is Jim Reed I am the manager of Chico Business Park, LLC. I own the property located at 3663, 3665, 3667 Chico Way NW, Bremerton, WA 98312. Tax ID# 052401-3-101-2004, which is the focus of my comments.

The property described above has been zoned “HTC” for approximately 25 (+-) years, that is why the property was purchased, based on this zoning and the uses allowed in this zoning. It is also why a major investment was put into the development of this property.

The property was developed with three 5,000 sq. ft. Steel buildings designed for a variety of uses with no one specific end use intended but multiple uses based on the broad “HTC” zoning.

It has now come to my attention that this property within the last year or two has been down zoned to “RCO” with an extremely limited use within the zoning code, as well as it changing the intent of the use, to only provide services to the neighborhood that it is in. At no time have I ever been notified or informed in any way of the intent to change the zoning or the zoning change. The zoning change has completely removed the usability of this business park and its structures, based on the current land use. Accessary dwelling units, houses of worship, nurseries, daycares, and these types of uses are not conducive to a commercial business park with these type of structures. This limited land use that has been applied, has completely removed the usability, flexibility that the “HTC” zoning provided for a variety of tenants to be able to meet the obligations of this investment. The limited land use and the type of tenant that the “RCO” zoning allows would typically not pay the monthly square footage charge that would be required to meet the financial obligations of this type of business park. It appears there was no one involved in this zoning change that would have the experiential knowledge of the actual application of the “RCO” verse the “HTC” zoning and how it would affect the income stream of this type of structures/business park.

In the past I have done several developments with in Kitsap County. As part of the permitting process I have been required to provide a mailing list of landowners with in a 300’ radius as well as mailing labels for those landowners, so that they may be notified of the proposed permitted project and make any comments concerning it.

It appears that Kitsap County operates on a double standard. They did not notify the landowners at any point with their proposed zoning changes, or the actual zoning change itself. It’s hard to comment or make known ones position it they are never notified of any such proposal. I would assume that the law requires them to make public notice with in some printed document somewhere, and it most likely met the letter of the law, but it most certainly did not meet the intent of the law. The notification process that they are currently using is deeply flawed because I have not taken the newspaper in 20 years and I do not get the small papers that are delivered in your driveway. There are numerous sources of information available in this day and age, it does not appear that the current public notice process that Kitsap County is using is adequate. The Kitsap County Assessor’s office does not seem to have any difficulty in informing me of when my taxes are due. I am confident that this property could have maintained its “HTC” zoning and the surrounding undeveloped properties could have been downzoned to “RCO” and that the County could have still met its requirements for the growth management act.

It appears what has happened here could be considered a “taking” or possibly a restraint of trade. It’s almost inconceivable that with so much time under that zoning and that such a large investment has been made based on that zoning that some planner could come through and completely strip uses away and cripple if not completely remove a business parks ability to attract tenants that would pay the necessary monthly rental rates to support the investment that’s been made.

With that, I would request that Kitsap County would restore in the 2016 comprehensive plan update, to the properties owned by Chico Business Park, LLC the “HTC” zoning that it had vested in for 25 +- years.

Confirmation of these comments would be appreciated.

Thank you,

Jim Reed, Manager

Chico Business Park, LLC.