



December 4, 2015

Katrina Knutson, ACIP
Jeff Arango, ACIP, Senior Associate, BERK Consulting
Department of Community Development
614 Division Street, MS - 38
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SUBJECT: Response To Staff Report For Laurier Enterprises, Inc. UL to HTC Site Specific
Comprehensive Plan Amendment / Rezone – Permit No: 15 00740

Dear Katrina, Jeff,

This letter is a response to the Staff Report issued on November 9, 2015 analyzing the Laurier Enterprises, Inc. Site Specific Comprehensive Plan Amendment / Rezone proposal to reclassify and rezone their property HTC Commercial on Warner Avenue SE in the East Port Orchard UGA. The subject property is further referenced by Kitsap County Assessor / Tax Number –302402-4-044-2000.

It is noted that the staff report contains no specific recommendation. There are none-the-less implied recommendations or conclusions. Many of the comments made by staff seem to ignore the applicant's responses to the same questions. That begs the question as to how the two documents, i.e. the applicant's responses verses the staff's analysis is to be presented to the Planning Commission and ultimately to the Board of County Commissioners? Also it should be noted that the format of criteria questions addressed by staff is problematic and therefore confusing as there are criteria questions not posed in the application material and there is a different order of criteria assessments not found in the Supplement Site Specific Comprehensive Plan Criteria.

Since the staff report assessment of Laurier Enterprises, Inc.'s Plan Amendment / Rezone request leads to the conclusion the proposed Comprehensive Plan Amendment satisfies the criteria for approval, the applicants response comments herein are to provide clarifications not found in the staff report or to question the meaning of statements made:

Background –

The Staff assessment mentions only the context of existing zoning and that the land is undeveloped. What would have been appropriate to indicate is that the applicant's motive for

seeking the proposed Amendment / Rezone is that he can solve an existing long standing problem with storm water and provide additional parking area to support his plans to remodel and expand his McDonalds Restaurant. The expansion is to take place on the existing zoned property. This objective was documented in the application material.

Surrounding Zoning and Land Use –

The “Exhibit 1” chart found on Page 2 is not accurate and not consistent with the information presented by the applicant. The current land use on the west is a restaurant and it is HTC commercially Zoned. Areas to the south across SE Mile Hill Drive have commercial uses on them that can be characterized as “trade” but definitely **not** Government and Services. And these commercial uses have been for a very long time, even predating GMA planning activity. Apparently Staff has chosen to characterize developed property with large buildings as uniformly “Government and Services” without looking to see if the land is properly categorized as “public” and owned or controlled by some governmental agency.

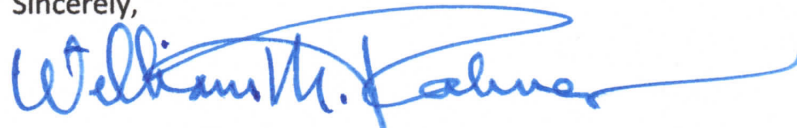
EVALUATION –

Based on the analysis and conclusions Staff has presented, the clarifying comments of this response and the original application material, demonstrates the Laurier Enterprises, Inc. proposed Highway Tourist Commercial Site Specific Comprehensive Plan Amendment / Rezone has met the criteria for approval.

Please allow the applicant to reply to any further Staff analysis and/or conclusions drawn, prior to submittal of document to the Planning Commission for Public Hearing. Also, clarification is needed to determine whether the comments contained in this letter are to be included in the response to the Draft Supplemental EIS, before the Final Supplemental EIS is published.

Thank you for the opportunity to respond to the Staff Report.

Sincerely,



William M. Palmer
W.M. PALMER CONSULTANTS

cc. Laurier Enterprises, Inc.