

Non residential

Permit Number: 15 00697 | Bair - Do not support the requested change

There is no impetus to change to Rural Industrial – industrial growth and development should occur in the underutilized industrial areas, not in the over utilized rural residential. “The subject property is not suitable for the proposed Land Use designation.”

Permit Number: 15 00522 | Bremerton West Ridge --- Do not support the requested change

The RI zone is not consistent with the Comprehensive Plan and the MRO is more consistent. industrial growth and development should occur in the underutilized industrial areas. There are likely Transportation and environmental impacts.

Permit Number: 15 00607 | Cornerstone Alliance Church -- Do not support the requested change

Under the current RR zoning, a place of worship is an allowed use. the current use as a church is not an allowed use under the proposed RI zone. If the proposed amendment is approved, the current use would become a nonconforming use. industrial growth and development should occur in the underutilized industrial areas.

Permit Number: 15 00378 | DJM Construction – Do not support the requested change

“The amendment request is not in the public interest as it would expand the logical outer boundary of the existing Type I LAMIRD boundary to include an undeveloped forested property with significant environmental constraints and building limitations.” We already have extensive LAMRIDs in North Kitsap that are not currently operating entirely within code – e.g., limbed up trees, signage on sides of buildings, signs in the bike access on bond road, types of businesses not appropriate for the rural business park, etc. Extending this large LAMRID would only make the existing situation more problematic.

Permit Number: 15 00725 | Tracyton Tavern – Maybe

“If additional parking is necessary to serve the surrounding area it may be in the public interest to approve the request.” Concerns about use actually being a parking lot since there are no services.

Permit Number: 15 00657 | Gonzalez – Maybe, weak case

It’s not a convincing case for me that additional LAMRID and industrial area is needed on Viking way when Poulsbo is attempting to fill a mostly vacant Viking way. – industrial growth and development should occur in the underutilized industrial areas,

Permit Number: 15 00740 | Laurier Enterprises, Inc. – Maybe – weak case

“A zone change to add commercial land would not be needed for capacity purposes under any Alternative. The subject property is currently within the Port Orchard UGA and is served by adequate public facilities and services to support new growth”

Permit Number: 15 00689 | Lee – Do not support the requested change

“The proposed project would develop 0.25 acres of the subject property. However, if approved the applicant would be able to develop the 17.84-acre property consistent with the allowed uses and development standards in the RCO District. The proposed amendment would expand rural commercial zoning along a highly traveled state highway.” This location is not at a stop light, or where there is currently (or an opportunity for) a turn lane. Traffic on Bond road – due to the Kingston ferry – often requires a wait of 3 to 5 minutes from side roads to merge on to Bond. This location is highly unsuitable for the proposed drive-thru coffee shop use. Commercial and industrial growth and development should occur in the underutilized

industrial/commercial areas, further, opening the entire 17 acres to commercial use would further undermine the comprehensive plan and rural character.

Permit Number: 15 00711 | Merlinco, LLC – Do not support the requested change

“The proposed amendment is inconsistent with this goal as it would increase commercial development intensity and capacity in the rural area for a property already developed as a single-family residential use. It would create a precedent to continue beyond historically developed commercial areas along a highway.” Commercial and industrial growth and development should occur in the underutilized industrial/commercial areas,

Permit Number: 15 00703 | Port Orchard Airport – Generally Support this change

“The proposed amendment will not result in significant adverse impacts on adopted level of service standards for public facilities and utilities. The airport use is existing. The existing zoning for the property already allows a wide range of commercial, industrial, and institutional uses and the development standards are the same between the existing and proposed zoning districts.” Established use

Permit Number: 15 00701 | Prigger – Do not support the requested change

“The proposal would not result in full utilization of existing industrial areas: The Central Kitsap UGA is currently adequately sized to accommodate the new employment target. According to Kitsap County maps the subject property contains moderate geologically hazardous area and a fish bearing stream.” Commercial and industrial growth and development should occur in the underutilized industrial/commercial areas,

Permit Number: 15 00736 | Rodgers -- Generally Support this change

“the site has been used as a nursery retail use for over 20 years and is already providing employment in the rural area.” Established use

Permit Number: 15 00380 | Ryan – Do not support the requested change

“The subject property and surrounding properties were rezoned from HTC to UR following completion of the Gorst Subarea Plan. The site has a high concentration of environmental constraints and is not suitable for the proposed HTC designation. The proposed amendment does not appear to be in the public interest.” Commercial and industrial growth and development should occur in the underutilized industrial/commercial areas,

Permit Number: 15 00739 | Schourup LLC – Maybe – weak case

“According to Kitsap County maps the site does have environmental constraints, but it appears they could be mitigated at the project level in accordance with the requirements of the Kitsap County Code. The subject property is currently flat and being used as a gravel parking lot in support of the adjacent industrial use. It both contains and abuts regulated wetlands and possesses hydric spoils that support potential wetlands. Any development that a rezone allows would be required to avoid, minimize and provide compensatory mitigation should there be unavoidable impacts”

Permit Number: 15 00735 | Sedgwick Partners – Do not support the requested change

“The proposed amendment does not appear to be in the public interest. Designating a single isolated single-family residential property for high-intensity commercial is contrary to the County’s goals for coordinated planning and focusing commercial growth in compact areas or along Transportation corridors with a concentration of commercial and mixed-use properties.”

Permit Number: 15 00550 | Unlimited – Generally Support this change

“The subject property is suitable for the requested Land Use designation and is consistent with adjacent properties that are already zoned RC. The site does have existing environmental constraints. Any proposed future development would require a wetland delineation and other related actions as required under Kitsap County Code Title 19 (Critical Areas). This would include any considerations required under Category II Critical Aquifer Recharge Areas under the same code title.”

Residential

Permit Number: 15 00641 | Curtiss Avery -- Do not support the requested change

” A zoning change to UL would allow a higher residential than currently allowed in URS zoning. Based on density allowances, there could be up to 16 dwelling units. This higher density will increase the demand on adopted level of service standards such as police, fire and emergency medical services. Higher density would also create more demand for Transportation maintenance and services to reach necessary services in the surrounding rural and urban communities. The site has not been specifically planned for sewer service by the County or City; sewer service was addressed broadly in 2006 in the evaluation of UGAs but specific sewer capital plans were not prepared for this site.” Bremerton has all the capacity needed for small SFR lots, and is stressed to provide services as is....

Permit Number: 15 00692 | Eldorado Hills, LLC – Maybe

“The County aims to focus a greater share of growth into the urban areas. The proposed amendment is consistent with this goal as it would encourage development capacity in the urban area if additional development capacity is need to accommodate growth targets. The request would require expanding the UGA boundary.”

Permit Number: 15 00737 | Edwards – Mountain View Meadows – Maybe, weak case

“The subject property is not suitable based on provision of utilities. With its existing uses, it is more compatible with surrounding areas with rural zoning designation and not with UL zone characteristics. However, it is adjacent to lands on the west and south that are more urban in character. The mapped wetland along the easterly edge would impact future development in that immediate location, but would not impact the majority of the property.”

Permit Number: 15 00738 | Fox – Harbor Rentals-- Do not support the requested change

” A zoning change to RR would double the amount of lots on the property, from 2 in the current RP zone to 4 in the proposed RR zone. This could potentially set a precedent of increasing residential density in the rural areas.”

Permit Number: 15 00686 | Garland – Do not support the requested change

“The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area and alter the existing and logical boundary for the RW Zoning District along SW Lake Flora Road.”

Permit Number: 15 00724 | Harris -- Maybe

“The proposed UL designation would change rural land to urban land and would require a UGA expansion. This would allow urban land development, uses, patterns and densities that are consistent with urban areas.” Needed for potential growth in central Kitsap??

Permit Number: 15 00714 | McCormick Land Company-- Do not support the requested change

"The proposed amendment would apply a designation that would provide for a rural character and allow development at rural densities but it would be a pattern similar those of abutting lands. Additionally, it would not support focusing development in urban areas. an increase in residential development on the applicant properties would create more demand for Transportation maintenance and services within this rural area to reach necessary services in the surrounding rural and urban communities. Because of its close proximity to the urban areas and city boundaries of Bremerton and Port Orchard, development in this area may encourage rural growth."

Permit Number: 15 00461 | Porter— Support this change

"Reducing or eliminating split zones makes application of the plan and zoning more straightforward for the County and applicant. Therefore, reducing split zones is in the public interest where there are no other overriding considerations."

Permit Number: 15 00722 | Royal Valley LLC- Support this change

"The proposal would meet the public interest by reinforcing the need for housing for the whole community."

Permit Number: 15 00742 | Tallman -- Do not support the requested change

"Creating a new pocket of RR zoning may encourage more growth in rural areas whereas the County policies promote growth in urban areas."

Permit Number: 15 00710 | Trophy Lake Golf Course --Support this change

"The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. However, the proposed RR zoning would fit the current use of the property as a golf course, since the present use is prohibited under its current RW zoning. Further, the site has been highly altered for the golf course use."

Linda L. Paralez, Ph.D.