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Comprehensive Plan Update
Planning and Environmental
Programs Division
DCD, MS-36, 614 Division Street
Port Orchard, WA. 98366

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KITSAP COUNTY DEPT OF
COMMUNITY DEVELOPMENT

Dear Ladies and Gentlemen,

We are writing in regard to possible zoning changes in the Berry Lake, Old Clifton Road area. The alternatives which have been proposed seem to indicate that a very low density(one dwelling per 10 acres) is preferred in this area. We believe this is counter to which is already on the ground.

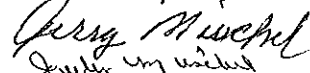
The Berry Lake Garden Tracts have existed for many years as five acre tracts and some have been divided into smaller tracts. The vast majority of properties in the area of proposed Rural Restrictive Zoning are five acres or less. It would seem that the purpose of said zoning makes little sense since these legacy lots already exist. Perhaps the purpose is to create nonconforming lots which will give the County greater leverage over the owners of said lots, but I would hope the County would give some consideration to the property rights of the individual people.

We have already created a donut hole between the parts of Port Orchard, which seem counter to the goals of Growth Management to consolidate growth. Berry Lake, Anderson Hill and Clifton carry the traffic, both private and City vehicles, to and from McCormick Woods, Capstone, McCormick Meadows and other Sunnyslope area developments.

For those who wish to live on ten acres or greater parcels, we certainly hope they can; but that right should not eclipse the rights of the majority of the people who own smaller parcels. Staff has indicated environmental concerns for this zoning, which may be true, but every property has these concerns and means to address them. As to the comments that this particular area has not had any demand for growth, that seems like a catch 22 answer. The City cannot consider annexation, because of zoning, and those interested in development or dividing cannot, because of currently imposed Urban Reserve zoning. It was assumed when our one acre zoning was taken away 20 years ago, that the Urban Reserve Zoning would lead to a slow organized infill of the area. However, when the last revision of the Growth Management Plan was completed, land was taken from rural areas and added to the Urban Growth Area. Question, why was Urban Reserve Zoning created in the first place?

It would seem as if the Urban Reserve Zoning should be used as intended, and if there are areas, such as on Philips Road, which wish to be removed from Urban zoning, that should happen. Bottom line, if we are Urban Reserve use as intended, and allow a slow conversion to Urban Restrictive, or if we are Rural, make it a density which reflects the true current lot density.

Thank You,



Jerry Mischel, Judy Mischel