

Notes and comments on 2016 Comp Plan

Tom Nevins - Nov 24, 2015

These notes are being prepared prior to any public comment review, public hearing input, or Planning Commission discussion. These are initial thoughts only and are subject to change upon convincing input. Text in quotes "" are from staff reports. // Site Specific Amendments// Permit Number: 15 00697 | Bair

Recommend denial of site specific amendment request:

DOES NOT MEET CRITERIA. spot rezone sets a precedent/. not supported by the Economic Development vision statement./

NOT CONSISTENT RL-8. Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. "The parcel is zoned RR and surrounded by other properties with the RR designation." "The County aims to focus a greater share of growth into the urban areas. The proposed amendment is inconsistent with this goal as it would increase industrial development intensity and capacity in the rural area and introduce a single isolated RI parcel in an otherwise RR zone." (See highlighted text)// Permit Number: 15 00522 | Bremerton West Ridge

Recommend denial of site specific amendment request:

No unmet need. Resource extraction is presently allowed. No need for industrial land.

Permit Number: 15 00607 | Cornerstone Alliance Church

Recommend denial of site specific amendment request:

Staff report seems to support rezone and perhaps a LAMIRD. However, this change would put pressure to change other contiguous properties and a possible access to highway at curve in the road. If access is allowed, it may be used as a 'short-cut' to avoid traffic light at intersection. There are existing industrial/commercial lands available/vacant/under used north in Poulsbo and south in Silverdale. The justification that the rezone will provide local jobs and services is unsupported by data.

Permit Number: 15 00641 | Curtiss Avery

Recommend denial of site specific amendment request:

Bremerton opposed. Property may not be 'ripe' for development. Access to sewer seems to be the reason for rezone request. "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 "

BE AWARE: It is included in the Bremerton UGA under Alternative 2 and Alternative 3. This inclusion should be thoughtfully and specifically questioned.

Permit Number: 15 00378 | DJM Construction

Recommend denial of site specific amendment request:

"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."

"Expanding the LAMIRD Boundary and up zoning 8.36 acres of undeveloped property with significant wetlands appears contrary to the vision statement with respect to the natural environment. The proposed action would also alter the logical outer boundary of the LAMIRD and could affect the local character which currently has a visual separation between the LAMIRD and abutting rural large lots to the east and south. "

Permit Number: 15 00737 | Edwards – Mountain View Meadows

Reserve judgment

- seems 'ripe' for development. Supportable need? Can Silverdale Water Dist. provide?

Permit Number: 15 00692 | Eldorado Hills, LLC

Recommend denial of site specific amendment request:

Consider UL when a future need arrives. Avoid low density development in UGA.

May be better to include all of El Dorado Hills and this property as UGA UL in a future revision. For now, the application seems weak.

Permit Number: 15 00738 | Fox – Harbor Rentals

Reserve judgment:

What is the unmet need. This rezone increases the number of rural lots.

Permit Number: 15 00686 | Garland

Recommend denial of site specific amendment request:

Creates lots in rural area. There is no need.

Permit Number: 15 00657 | Gonzalez

Recommend denial of site specific amendment request:

See Cornerstone Church

Permit Number: 15 00724 | Harris

Reserve Judgment:

Question present land use map.

Determine need.

Permit Number: 15 00740 | Laurier Enterprises, Inc.

Support: Urban High-Intensity Commercial/Mixed Use.

Permit Number: 15 00714 | McCormick Land Company

Recommend denial of site specific amendment request:

Creates additional lots in the rural area. "The number of potential lots under the proposed RR zoning on the site is 16. Under the current RW zoning, the number of potential lots is 4. "

Permit Number: 15 00711 | Merlinco, LLC

Recommend denial of site specific amendment request:

Commercial growth should occur in UGAs, not rural areas. No need has been identified, just a desire.

"The amendment would allow for additional commercial growth in the rural area on a property that is already in single-family use rather than a UGA. "

Permit Number: 15 00703 | Port Orchard Airport

Neutral: This will pass. Airfield will be non-conforming.

Permit Number: 15 00461 | Porter

Neutral: This will pass. Minimal consequence.

Permit Number: 15 00701 | Prigger

Recommend denial of site specific amendment request:

Staff report seems to support this rezone based on perceived need for 'employment capacity.' This ignores the unused capacity of SKIA. How did the county decide to abandon the concept of need in determining land use? There seems to be a supply of industrial land in Kitsap sufficient for the planning period and beyond. Creating more excess will not create more 'family wage jobs'. Excess optimism has been shown to lead to poor planning.

Permit Number: 15 00736 | Rodgers

Support: Aware that "approval of the amendment request would result in a wider range of commercial uses being allowed on the property. "

Permit Number: 15 00722 | Royal Valley LLC

Neutral: This will pass.

Permit Number: 15 00380 | Ryan

Recommend denial of site specific amendment request:

"The proposed amendment does not appear to be in the public interest."

"The proposed zoning amendment does not support the vision for urban areas, economic development, or the natural environment. Designating a single isolated parcel for high-intensity commercial development in an area otherwise designated for low-density residential use does not promote mixed-use neighborhoods and would negatively impact adjacent residential areas. "

Permit Number: 15 00739 | Schourup LLC

Recommend denial of site specific amendment request:

"The County has updated its buildable lands analysis showing there is an employment capacity surplus in the Bremerton UGA under present designations and boundaries."

SKIA has insured this for many years to come.

"It may not be in the County's interest to approve the amendment if additional employment capacity is added by virtue of approving this request. "

Permit Number: 15 00735 | Sedgwick Partners

Recommend denial of site specific amendment request:

"While the vision for urban areas is to create mixed-use neighborhoods introducing a single high intensity commercially zoned parcel into an established single-family neighborhood is not desirable."

"The proposed amendment is not consistent with Policy LU-29 as it would create an isolated commercially zoned property in a residential neighborhood rather than support more intensive nodes of mixed-use development."

Does this change set a precedent for increasing commercial in this location?

Permit Number: 15 00742 | Tallman

Recommend denial of site specific amendment request:

"the proposal would increase the supply of land available for rural development when the County is conversely looking to increase the percentage of growth that occurs in the urban areas. " "The requested zoning amendment promotes growth in rural areas instead of in urban areas. Allowing a zoning change to RR would create pressure for other RW undeveloped properties in the immediate area."

And, perhaps wherever parcels larger than 10 acres exist.

Permit Number: 15 00725 | Tracyton Tavern

Support: Minimal consequence.

Permit Number: 15 00710 | Trophy Lake Golf Course

Recommend denial of site specific amendment request:

Zone change would allow the creation of additional building lots in the rural area. The non-conforming use can continue.

Tom Nevis Comments

Permit Number: 15 00657 | Gonzalez

Keypoint JUNCTION LAMIRD PROPOSAL

(Included as part of the 2016 Comprehensive Plan Update Supplemental Environmental Impact Statement (SEIS) Alternative 2 as a change to Rural Industrial in association with a Type III LAMIRD)

Rural Commercial/Industrial / Type III LAMIRD. Each of the following requirements should be satisfied for a recommendation for this designation. (Included as part of the 2016 Comprehensive Plan Update Supplemental Environmental Impact Statement (SEIS) Alternative 2 as a change to Rural Industrial in association with a Type III LAMIRD)

a. Demonstration of an unmet need for the proposed land use designation in the rural area.

No unmet need has been identified. The subject property and surrounding rural neighborhoods are already served by the City of Poulsbo three miles to the North and Silverdale three miles to the South. A large fraction of land within the proposed LAMIRD is vacant and zoned for commercial use.

b. Demonstration that Kitsap County's rural character will be preserved or unaffected by the change of designation.

The rural character surrounding the subject property is residential and wooded in nature and would be adversely affected by the introduction of commercial uses.

c. Demonstration that the proposed designation will principally serve the rural area.

The subject property is located along a heavily traveled state highway and it is likely that the proposed designation will not principally serve the residential area. Residents of the surrounding neighborhood are able to travel to the nearby Poulsbo and/or Silverdale for basic services and that would not change with the proposed zoning amendment.

d. Demonstration that appropriate rural services are available (i.e., water, wastewater disposal, etc.) and that urban services will not be required for the proposed designation.

Appropriate rural services are available. Urban services are not required for a rural commercial designation.

e. Demonstration that the proposal is contiguous to existing industrial or commercial zoning. (Exceptions to this policy must demonstrate a unique or exceptional need for the proposed land use designation).

The property is not contiguous to existing industrial or commercial zoning and no unique or exceptional need has been identified.

f. Demonstration that the property is sized appropriately for the proposed land use designation.

The property is approximately is appropriately sized for the proposed designation.

g. Demonstration that there is a lack of appropriately designated and available sites within the vicinity.

No commercially zoned property is adjacent the subject property because it is appropriately designated a primarily rural residential neighborhood. Poulsbo is just 3 miles north of the subject property and appears to have sufficient available land to support additional commercial development. Silverdale is just 3 miles south of the proposed LAMIRD and is a designated growth center.

Appendix B:

Page 10, Urban Suitability,

Meaning of this sentence is unclear. "Should be limited to areas where aquifer recharge and stream flows are of issue or as interim measures that promote the future extension of advanced forms of wastewater service (see below)."

"Should be limited to areas where aquifer recharge and stream flows are of issue or as interim measures that promote the future extension of advanced forms of wastewater service (see below)."

RE: Central Kitsap UGA zoning changes

The re-zone along Highway 303 up to the Brownsville H'way allows commercial/industrial uses.

This is unneeded and removed the rural residential feel of more of H'way 303. There was once an attempt to limit the Highway 303/Wheaton Way commercial development northward movement at Fairgrounds Road. That was the community value a decade ago. Has that changed? Is there an unmet need? Unless compelling argument in favor, the zoning should not change.