



Introduction to the Planning Commission Public Comment Response Matrix: PART 2

This Comment Response Matrix includes only the public comments received during the Kitsap County Planning Commission comment period of August 20, 2021 – September 21, 2021 and extended to September 24, 2021 by Planning Commission on September 21, 2021 that were identified as “response pending” with a yellow highlight in Part 1 of the Response Matrix. Part 1 was transmitted to the Planning Commission on October 4, 2021. The comments are organized by commenter, summary of comments received and Department response. Column one is the number of the comment. Column two indicates the name and organization, if applicable, of the commenter. The Summary of Comment column includes a summary of each public comment. The Department Response column indicates whether a change to the proposed code amendment is recommended and associated rationale. The full written comment letters have previously been transmitted to the Planning Commission in advance of the October 5, 2021 meeting.

Planning Commission Public Comment Matrix: DETAILED COMMENTS				
Ref #	Name (Org)	Type	Summary of Comment	Staff Response
PC 5	Nick Bond (City of Port Orchard)	Email + Attachment	Inconsistency with RCW 58.17.040 State Subdivision Act	<p>Thank you for your comments, please see proposed revisions to 17.415.305 Allowed Use Standards for Manufactured/mobile/RV/park-model/tiny home park.</p> <p>17.415.305 Manufactured/mobile/RV/park-model/tiny home park. Manufactured home/mobile/RV park/park-model/tiny home parks must meet the following requirements:</p> <p>A. Utilities. The use, individual units, or individual sites shall be completely and adequately served by utilities for potable water and sanitation approved by the Health District.</p> <p>B. Building lot coverage. The maximum building lot coverage is sixty percent, including accessory buildings.</p> <p>BC. Accessory buildings. Buildings and structures accessory to a home shall be allowed. An accessory roof or awning may be attached to a home and shall be considered a part thereof. Automobile parking spaces may be covered with a carport.</p> <p>CD. Access. All drives within the park shall be constructed in accordance with Title 12. Drives, sidewalks and paths shall be provided consistent with county road standards. and residential subdivision standards outlined in Title 16.24.</p> <p>E. Setbacks. There shall be at least a ten-foot setback between homes, and between any building(s) within the park. There shall be at least a ten-foot setback between any designated parking space and any building.</p> <p>DF. Screening. There shall be sight-obscuring fencing, or landscaping or natural vegetated buffers at least eight feet wide on all sides of the park. Such screening</p>

				<p>shall contain openings suitable to provide direct pedestrian access to adjoining streets and trails.</p> <p>G. Recreational Areas/Open Space. At least five hundred square feet for each home space shall be made available in a centralized location or locations for recreational uses. Recreational areas/open space shall be provided as described in 16.24</p> <p>E.H. Binding Site plan. A complete and detailed binding site plan shall be submitted in support of the permit. The binding site plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, parking, and roads and recreational areas. Consistent with the underlying zoning, standards set forth in KCC 16.24.040 and 16.24.050 apply. The Director may <u>also</u> require additional information as necessary to determine whether all the above conditions and other applicable provisions of this code are met.</p>
PC 8	Tim Trohimovich (Futurewise)	Email + Attachment	The amendments must limit the uses to the LAMIRDs in which they were located in 1990 and must limit their size and scale of those uses in that LAMIRD in 1990.	<p>Thank you for your comments, please see attached proposed revisions to LAMIRD use tables.</p> <p>Staff reviewed, revised, and updated the proposed changes for LAMIRD zones based on previously existing uses and analysis of what is appropriate for LAMIRDs.</p> <p>Uses in Type I LAMIRDs should principally serve the existing and projected local rural residents and be consistent with the size, scale, use, and intensity of existing uses when the LAMIRD was established;</p> <p>Uses in Type III LAMIRDs should be small-scale businesses that provide job opportunities for rural residents and conform to rural character.</p>
PC 10	Carrilu Thompson	Email	<ul style="list-style-type: none"> • 106 Guest Houses: require an Administrative Conditional Use Permit (ACUP) in the Manchester Village Low Residential (MVLr) and Manchester Village Residential (MVR) zoning designations. • 108 Cottage housing development: <ul style="list-style-type: none"> ○ Only allow as part of a mixed use development project with commercial uses in the Manchester Village Commercial (MVC) zoning designation. ○ Prohibit in MVLr and MVR zoning designations. • 110 Duplex: <ul style="list-style-type: none"> ○ Prohibit in the MVLr and MVR zoning designations 	Thank you for your comment, please see response #8.
PC 13	Kathlene Barnhart (Suquamish Tribe)	Email + Attachment	The amendments must limit the uses to the LAMIRDs in which they were located in 1990 and must limit their size and scale of those uses in that LAMIRD in 1990.	Thank you for your comment, please see response #8.