



Kitsap County Department of Community Development  
619 Division Street MS-36 Port Orchard, WA 98366-4682

## Notice: Comprehensive Plan Amendment Comment/Hearing

Dear Property Owner:

This is a **second notification** that a proposed amendment to the Kitsap County Comprehensive Plan may potentially affect your property. Information about the proposed amendment, and other amendments, is available at <https://tinyurl.com/kitsap2018cpa>. A public comment period is now open on the amendments.

The Kitsap County Board of County Commissioners will hold a public hearing to receive public testimony on October 29, 2018. Decisions regarding these amendments are expected by the end of 2018.

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### Site-Specific Map Amendment in Your Area

**Landowner:** Roland Culbertson  
**Address:** None (Approx. 1,400 feet NW of West Sherman Heights Rd)  
**Parcels:** 292401-4-029-2003;  
292401-4-005-2001  
**Proposal:** Add Mineral Resource Overlay next to existing rock quarry  
**Map:** Please see reverse side

### Topics of Other Amendments

- George's Corner LAMIRD boundary
- Kingston UVC zone
- Kitsap County Non-Motorized Facilities Plan
- Kitsap County Parks, Recreation, & Open Space Plan
- Public facilities and parks mapping
- Affordable housing strategies
- Clarifying text and mapping edits
- Other site specific proposals

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### Public Hearing before the Board of County Commissioners

**When:** October 29, 2018 at 5:30 pm  
**Where:** Kitsap County Administration Building  
Commissioner's Chambers (3rd Floor)  
619 Division Street  
Port Orchard, WA 98366

### Public Comment Period

**Closes 11:59 pm October 31, 2018**

Please submit comments through:

- Online Open House
- Email ([CompPlan@co.kitsap.wa.us](mailto:CompPlan@co.kitsap.wa.us))
- Mailed to or dropped off at our office
- Verbally at the public hearing

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Visit the Online Open House to learn about the process and subscribe to future digital notifications (<https://tinyurl.com/kitsap2018cpa>).

For more information please contact Department of Community Development staff at (360) 377-5777.

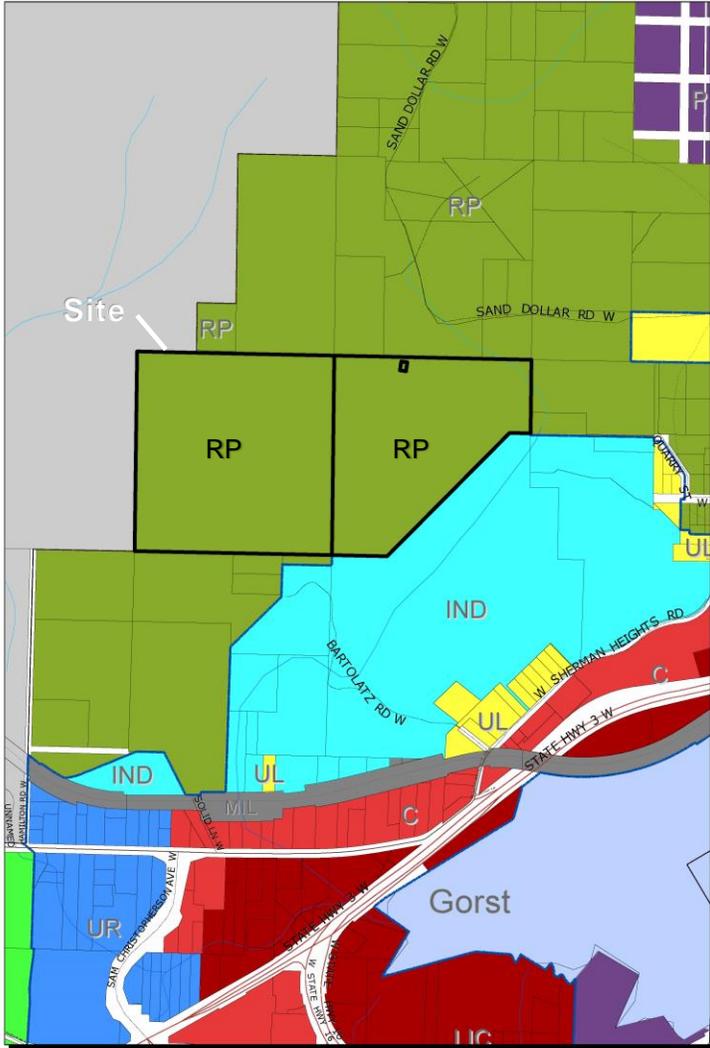
Sincerely,

Peter Best, Senior Planner  
Planning and Environmental Programs  
Kitsap County Department of Community Development  
[pbest@co.kitsap.wa.us](mailto:pbest@co.kitsap.wa.us)

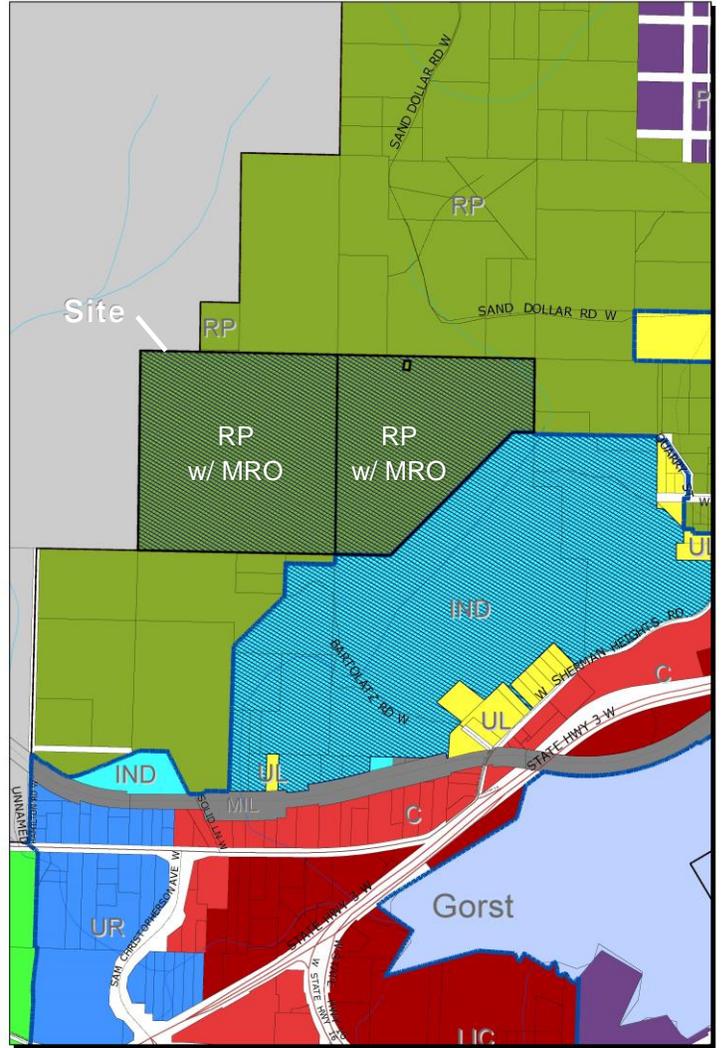


# 18-00490 Roland Culbertson

Current Zoning Classification Map



Proposed Zoning Classification Map



## Staff Report and Recommendation

### Annual Comprehensive Plan Amendment Process for 2018 Site-Specific Amendment 18 -00490 (Culbertson)

**Amendment Type** Site-specific A mendment  
**Landowner** Roland Culbertson  
**Applicant** Kitsap Reclamation & Materials, Inc  
**Request** Change from Land Use: Rural Protection Zoning: Rural Protection (1 DU/10 Ac) to Land Use: Rural Protection with Mineral Resource Overlay Zoning: Rural Protection with Mineral Resource Overlay

Geographic Area Affected	Rural South Kitsap	Parcel Tax Acct #	Acres
		292401-4-029-2003	29.38
		292401-4-005-2001	39.85
		<b>Total</b>	<b>69.23</b>



**TDRs Required** n/a  
**SEPA** Determination of Non-Significance  
**Department Recommendation** Adopt with revisions to the Kitsap County Code to change categorical use 602, aggregate extraction site, from a permitted use to a conditional use in the Mineral Resource Overlay zone.

## Legend

### Zoning Classifications (Current and Proposed)

- RP - Rural Protection (1 DU/10 Ac)
- RR - Rural Residential (1 DU/5 Ac)
- Mineral Resource Overlay
- C - Commercial (10-30 DU/Ac)
- IND - Industrial
- LIC - Low Intensity Commercial (10-30 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- CITY - Incorporated City
- MIL - Military
- P - Park

### Designated Urban Growth Areas

- Unincorporated Urban Growth Area
- Incorporated City
- Tax Parcels (Full Ownership)
- Subject Parcel(s)

### Street Center Lines

- State Highway
- Collector / Arterial
- Local Access, Local Road
- Railroad Lines

### Watercourse

- Fish Habitat Water Type Code
  - (F) Fish Habitat
  - (N) Non-fish Habitat
  - (U) Unknown, unmodeled hydrographic feature
- Greater Puget Sound Hydrology



Kitsap County Department of  
Community Development  
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Port Orchard, Washington 98366  
VOICE (360) 337-5777  
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