



CITY OF PORT ORCHARD

Development Director

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June 26, 2018

Kitsap County DCD  
Attn: Darren Gurnee  
619 Division Street  
Port Orchard, WA 98366

Re: Comprehensive Plan Amendment 18-00528 – Hanley Map Amendment

Dear Kitsap County Planning Commission,

Thank you for the opportunity to comment on the proposed Hanley Property LLC Comprehensive Plan Amendment 18-00528. The City Council would like to offer the following comments on this proposed amendment:

The proposed land use change for 3 properties from Urban High Residential to Urban High Commercial appears as if it would create an island of commercial property surrounded by residential property. If zoning is to be changed from residential to commercial, the change should be area wide and result in regular boundaries rather than the current piecemeal rezone proposal.

The City would also like to express concern about the current use of this property relative to the zoning sought. It appears that the current use of the property as a construction and equipment yard and office is non-conforming to both the current and proposed zones. Rezones should be considered based on how the County feels property should be used in the future. If an existing use is a legal nonconforming use, it may remain in its current location but should not be expanded. If the County feels that the use should be expanded, then appropriate zoning should be provided, in this case Industrial (IND). However, the decision to rezone should consider not just the expansion of the current nonconforming use, but all possible uses that could be permitted under the new designation. In this case, Industrial (IND) zoning and many of the heavy industrial uses that could be permitted under that zoning designation would be incompatible with the established residential uses near this site.

On June 26, 2018, the Port Orchard City Council directed me to withdraw the comments provided in the City's June 13, 2018 letter, and to restate their opposition to the proposed rezone for the reasons indicated above. However, were the County to create a light industrial zone to allow low impact industrial uses that would be more compatible with the surrounding residential areas, the City could support an area wide rezone to light industrial with regular boundaries, rather than a site-specific rezone only involving a few parcels.

Please note that Councilmember Scott Diener was not present at the June 26, 2018 meeting.

Please feel free to contact my office should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'NB', with a long horizontal flourish extending to the right.

Nicholas Bond, AICP  
City Development Director