



To: Kitsap County Board of Commissioners
From: Colin Poff, Kitsap County Long Range Planning Supervisor
Date: April 10, 2023
Subject: Land Use Reclassification Requests for Preliminary Alternatives

The list below includes additional requests for inclusion in the preliminary alternatives which were received after the official deadline. These include new requests as well as modifications to existing requests. Attached is supplemental information for requests as applicable.

1. Victor Targett: Rescind Request - #80

Parcel #: 4682-000-005-0002

Request: Rescind request to Rezone from Commercial to Urban Medium.

Other information:

- This request was from 2020 and the property has since been sold.
- It should be noted that the property could still develop at urban medium densities, even with the current Commercial classification.

2. Dave Wixson: Include Request #4 in Alternative 3

Parcel #: 022501-2-007-2003, 022501-2-034-2000, 022501-2-006-2004, 352601-3-024-2000, 352601-3-023-2001

Request: Rezone from Rural Protection to Rural Residential.

Other information:

- *See additional information attached*

3. Jacob Cook: New Request - Expand Silverdale UGA

Parcel #: 252501-1-060-1004

Request: Rezone from Rural Residential to Urban Low.

Other information:

- *See additional information attached*

4. Don Proctor: Modify Request - #36

Parcel #: 262702-2-030-2003

Original Request: Rezone from Rural Residential to Urban Restricted.

Revised Request: Rezone portion along Kingston Way from Rural Residential to Urban Medium, and keep the norther portion at its current zoning of Rural Residential.

Other information:

- The applicant is currently pursuing a subdivision to create new 5-acre parcel at the proposed location for the UM zoning.
- The northern portion of the site is constrained by streams, and is proposed to remain as its current Rural Residential zoning. The southern portion of the site is proposed for Urban Medium, and is fronting Kingston Way.
- *See additional information attached*

5. Kitsap County Public Works (Molly Foster): Change designation of park land

Parcel #: 212501-4-079-2009

Request: Rezone from Park to Rural Protection.

Other information:

- This property is owned by Public Works-Roads. It is zoned park, but has never been used as a park, and this designation makes it so Public Works cannot surplus and sell the land.
- *See additional information attached*

6. Kitsap Conservation District (Diane Fish): Correct a split zone

Parcel #: 142501-3-028-2002

Request: Correct split zone

Other information:

- This property is split zoned with Rural Commercial on the west, and Rural Residential on the east. The property to the north is occupied by a commercial building (veterinary clinic)

7. Sarah Tyler: New Request - Expand UGA in Kingston

Parcel #: 262702-1-004-2007

Request: Rezone from Rural Residential to Urban Medium

Other information:

- Property is 5.5 acres in size; UM zoning would result in min. density of 55 units
- The properties to the West are recommended to be included in Alt 2 as UM.

8. Timothy Witten: New Request - Expand UGA in Poulsbo

Parcel #: 042601-4-076-2002 and 042601-4-077-2001

Request: Rezone from Rural Residential to Urban (unspecified urban zone)

Other information:

- Property is adjacent to the Poulsbo UGA. The applicant would like for this property to eventually be annexed to the City of Poulsbo.
- *See additional information attached*

9. Pat Waters: Request to reclassify parcel to Commercial

Parcel #: 122301-2-035-2009

Request: Rezone from Urban Low to Commercial.

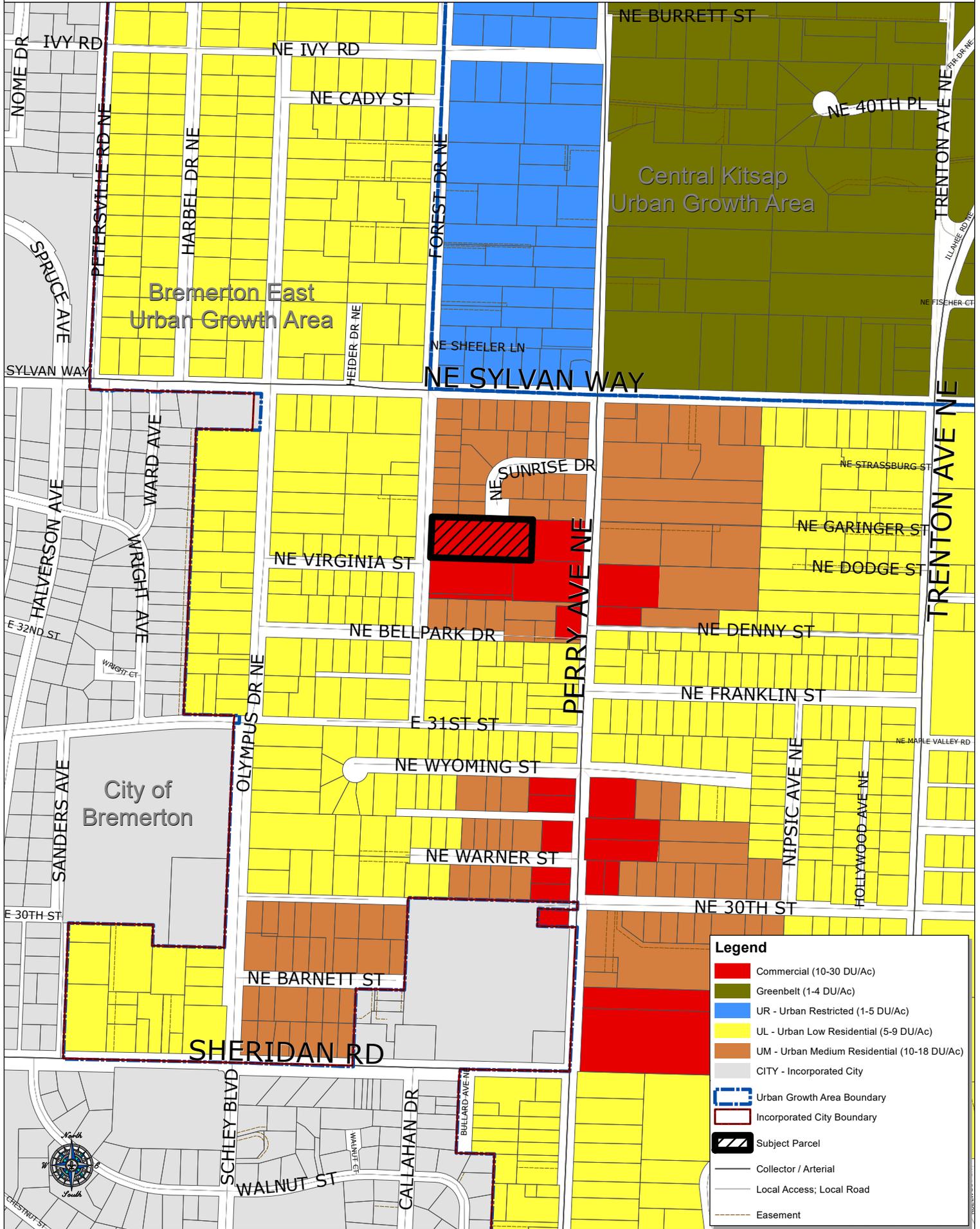
Other information:

- This parcel was previously Commercial but was rezoned to Urban Low in 2016, as the County was exceeding employment projections for South Kitsap at that time. The property owner would like to go back to the previous Commercial designation.
- Many properties to the West of Bethel are proposed as Commercial in Alt 2

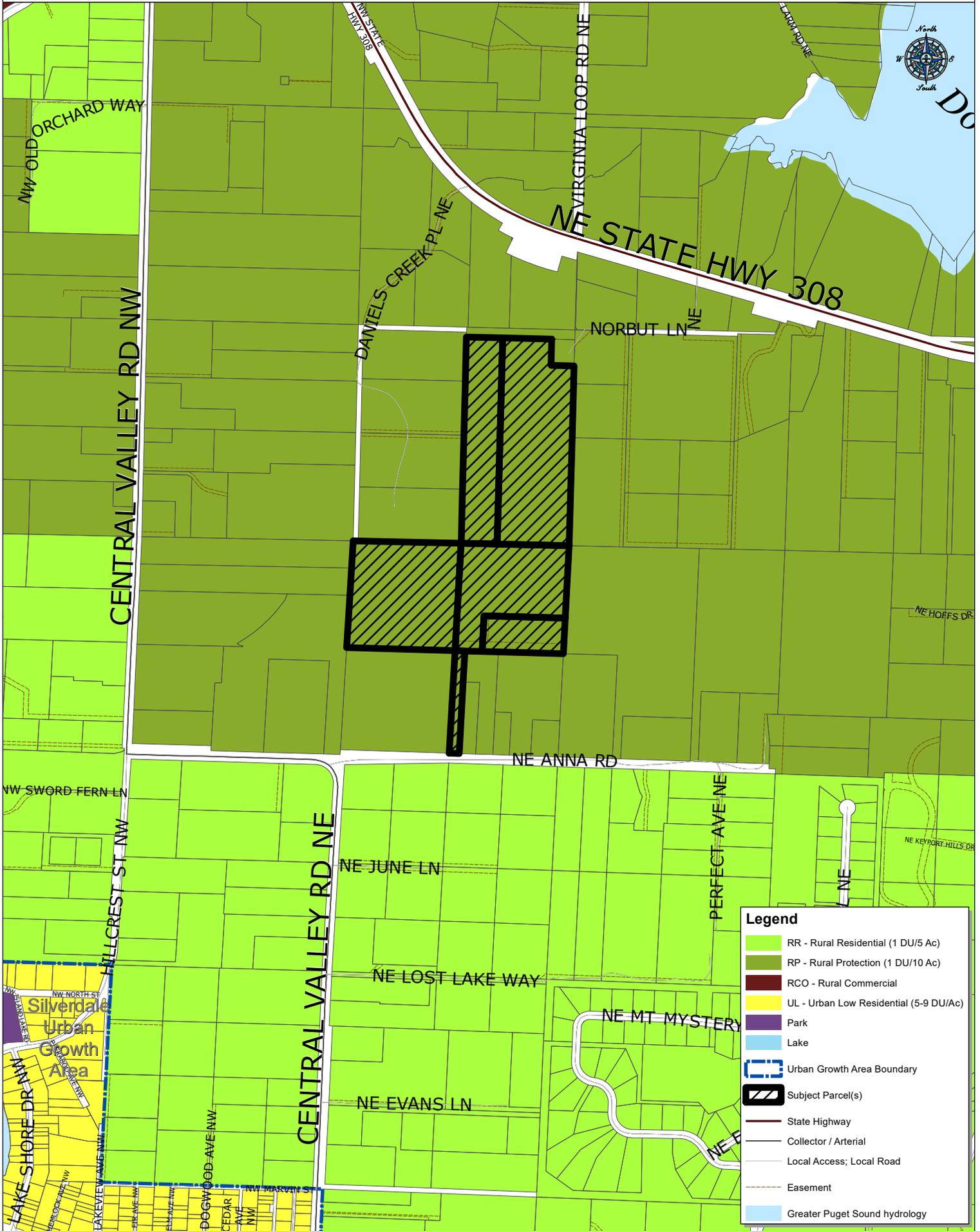


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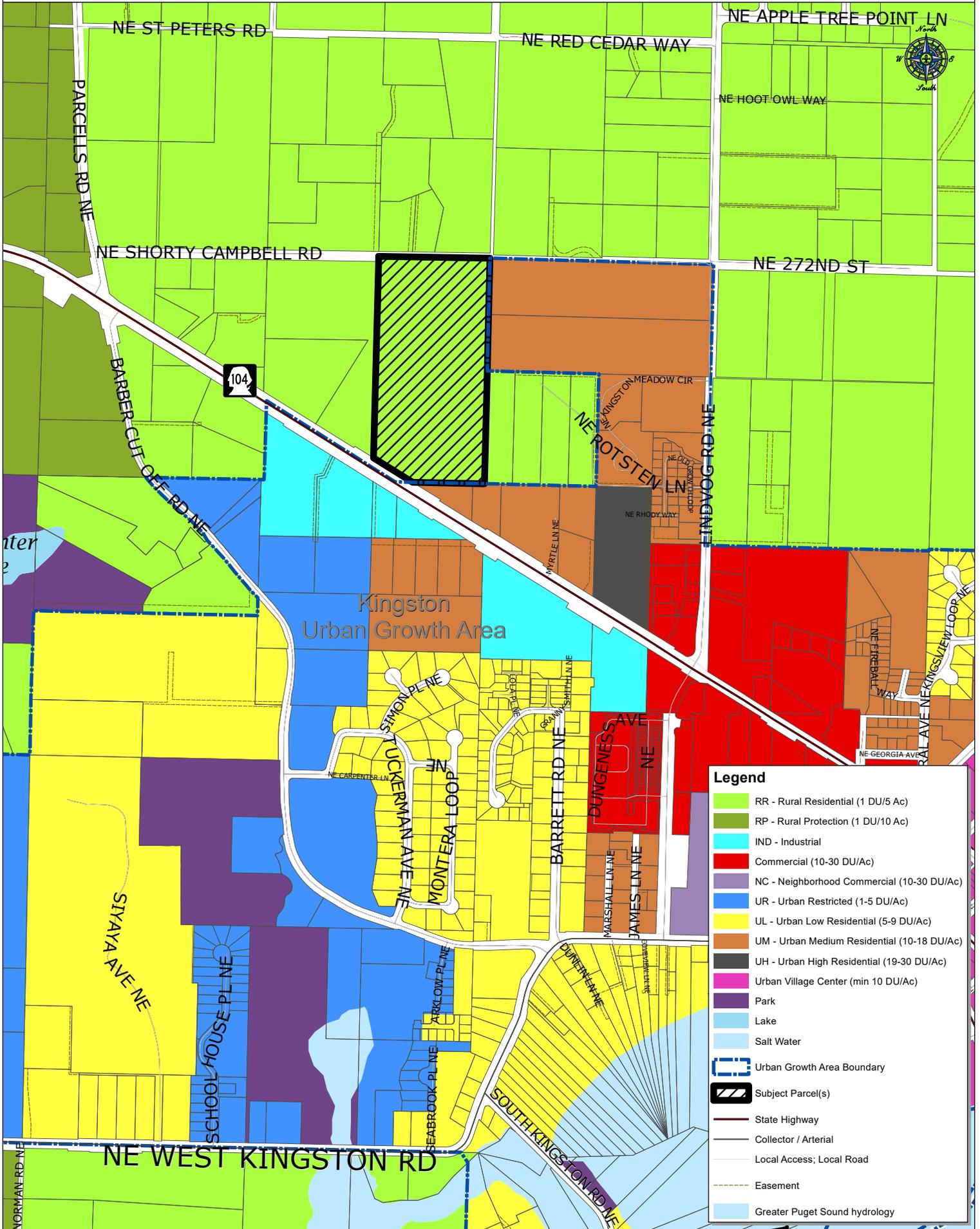
Land Use Reclassification Request - #1 Target



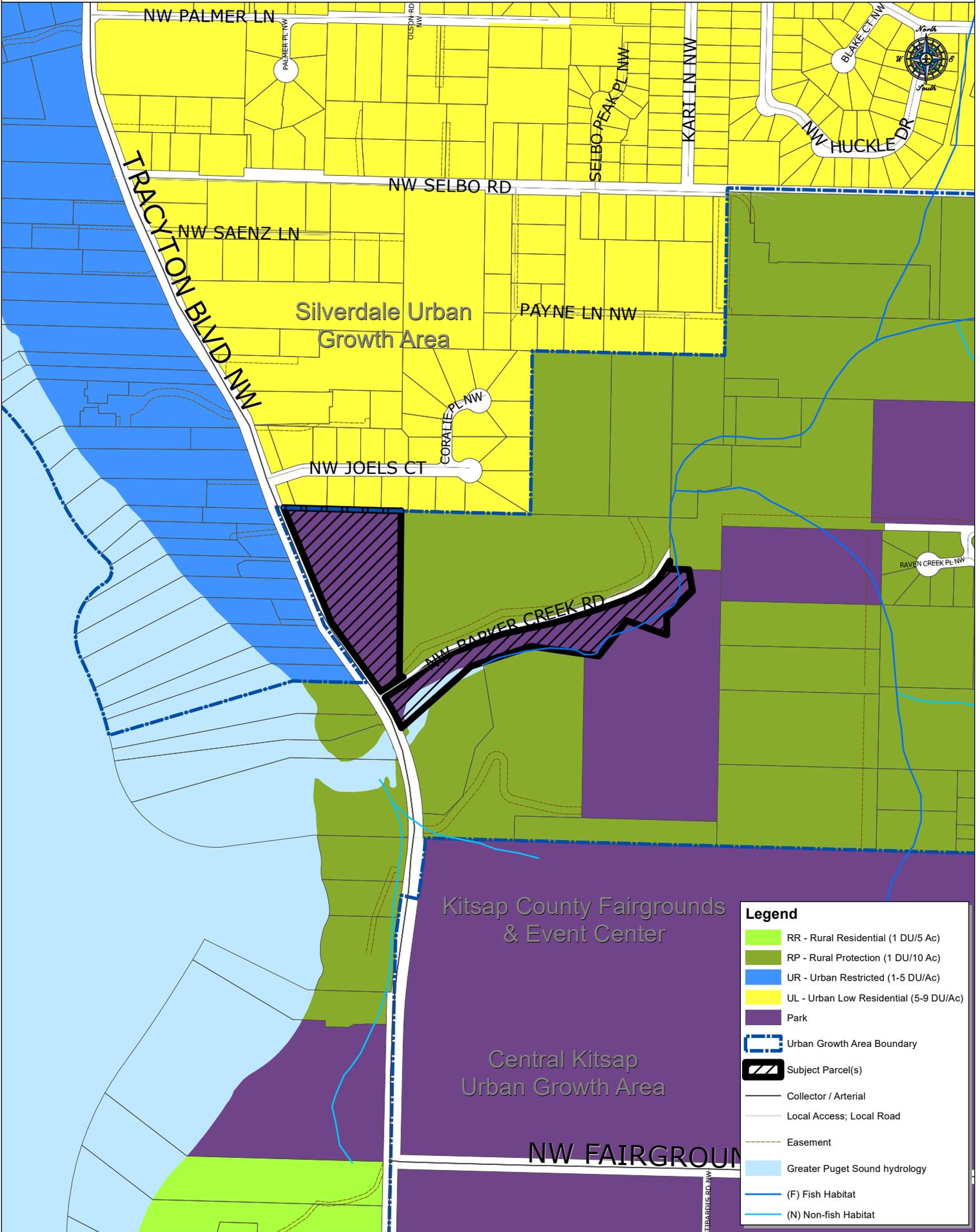
Land Use Reclassification Request - #2 Wixson



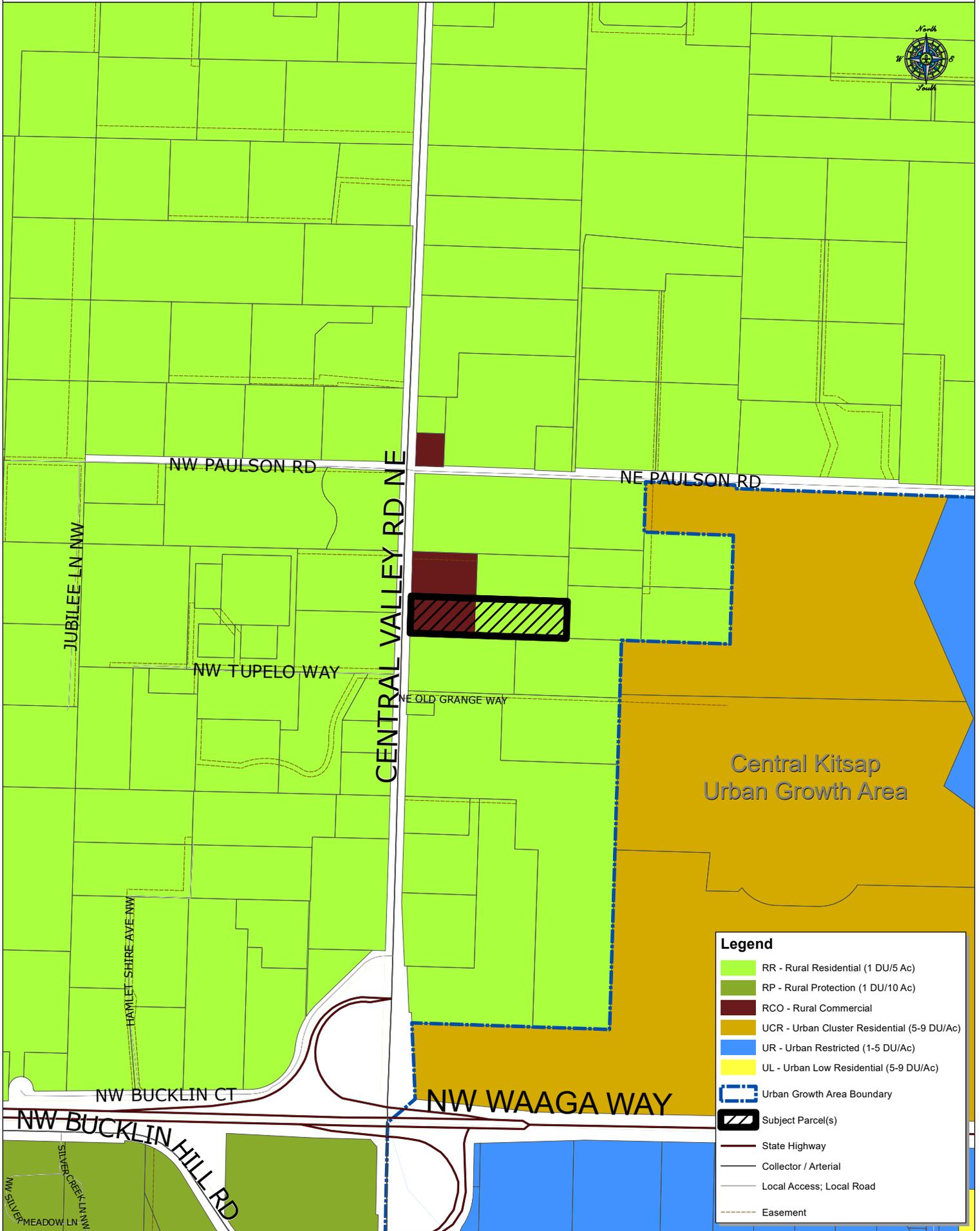
Land Use Reclassification Request - #4 Proctor



DRAFT Land Use Reclassification Request - #5 Kitsap County Public Works



Legend	
	RR - Rural Residential (1 DU/5 Ac)
	RP - Rural Protection (1 DU/10 Ac)
	UR - Urban Restricted (1-5 DU/Ac)
	UL - Urban Low Residential (5-9 DU/Ac)
	Park
	Urban Growth Area Boundary
	Subject Parcel(s)
	Collector / Arterial
	Local Access; Local Road
	Easement
	Greater Puget Sound hydrology
	(F) Fish Habitat
	(N) Non-fish Habitat



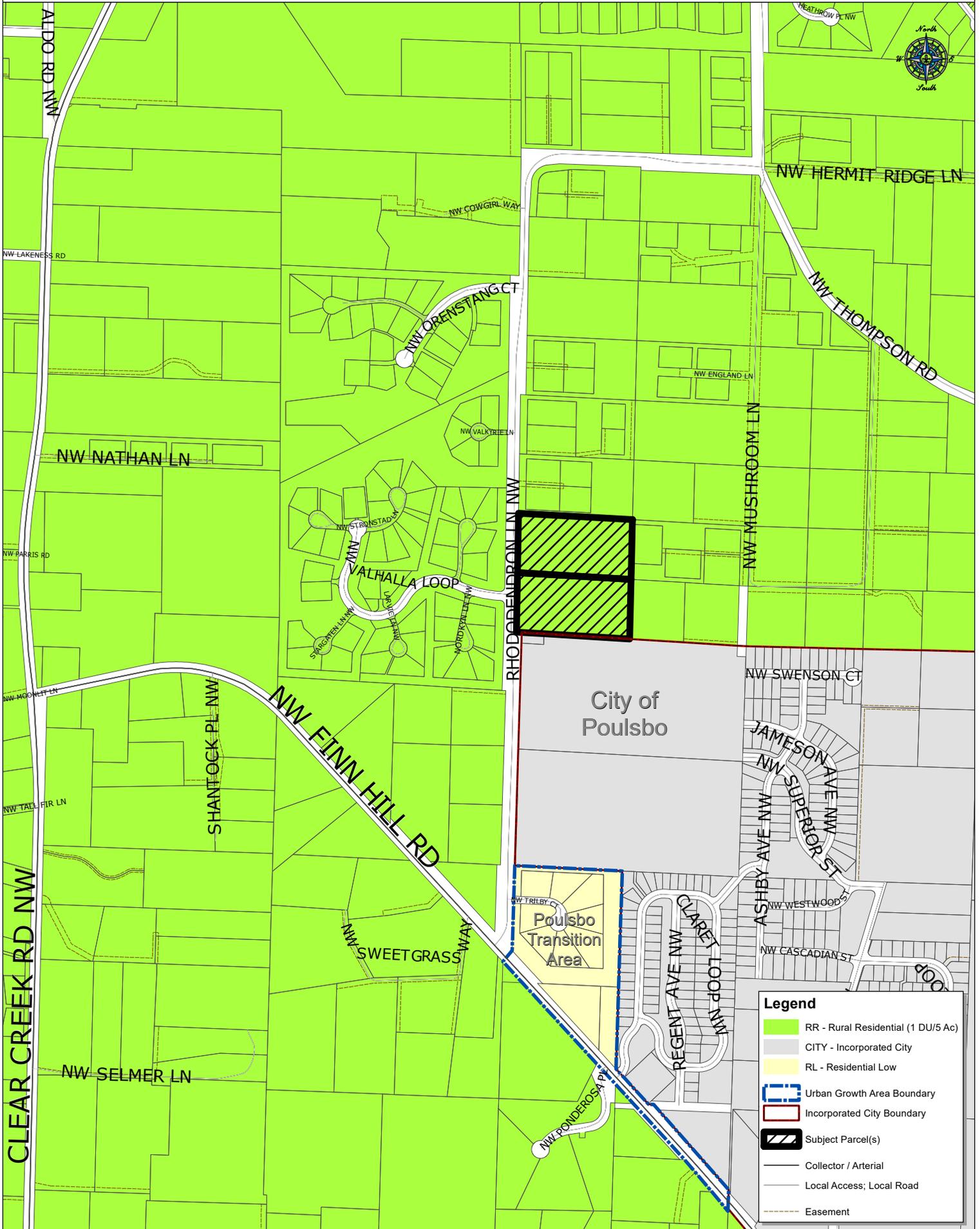
Legend

- RR - Rural Residential (1 DU/5 Ac)
- RP - Rural Protection (1 DU/10 Ac)
- RCO - Rural Commercial
- UCR - Urban Cluster Residential (5-9 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- Urban Growth Area Boundary
- Subject Parcel(s)
- State Highway
- Collector / Arterial
- Local Access; Local Road
- Easement



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Land Use Reclassification Request - #8 Witten



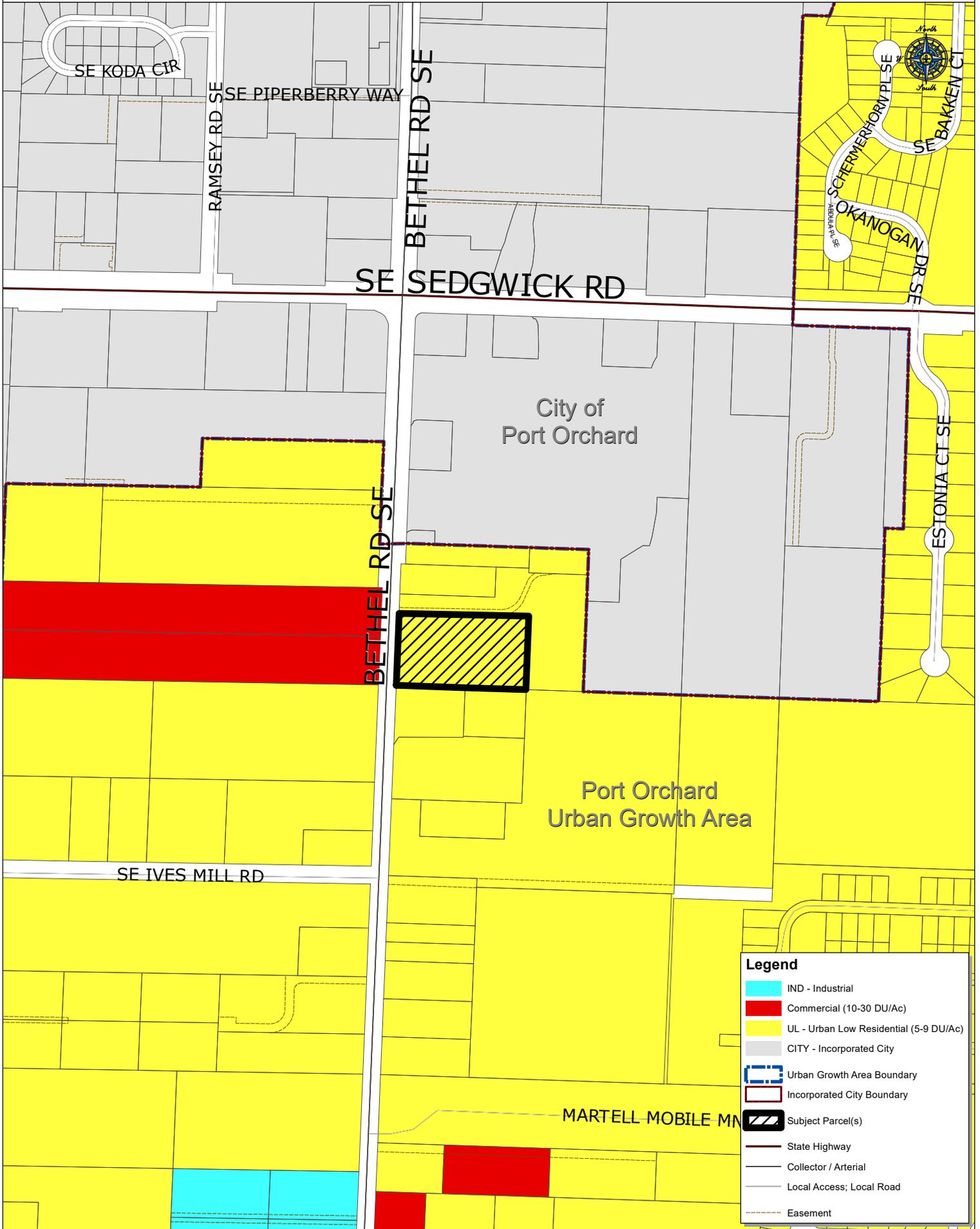
Legend

- RR - Rural Residential (1 DU/5 Ac)
- CITY - Incorporated City
- RL - Residential Low
- Urban Growth Area Boundary
- Incorporated City Boundary
- Subject Parcel(s)
- Collector / Arterial
- Local Access; Local Road
- Easement



DRAFT

Land Use Reclassification Request - #9 Waters



Legend

- IND - Industrial
- Commercial (10-30 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- CITY - Incorporated City
- Urban Growth Area Boundary
- Incorporated City Boundary
- Subject Parcel(s)
- State Highway
- Collector / Arterial
- Local Access; Local Road
- Easement

Rec'd @ 4-10-23 P.H.

Dave Wixson Comments on 4/10/23 at Kitsap County Public Hearing

My name is Dave Wixson. I am a local business owner, property owner, and have lived in this county my whole life. I am speaking today regarding my reclassification request, number 4 on Kitsap County's list.

I have provided a packet of information for each commissioner to later review which supports my talking points.

My request to change from Rural Protection to Rural Residential zoning was not approved for inclusion as part of the alternative 3 list. Kitsap County planners have led me to believe through emails and phone calls that the reasoning for this was likely the critical areas that my parcels have and or them trying to avoid spot zoning my parcels.

I believe that this is an error in judgement because my parcels have equal or less critical areas than several other parcels that made it on to the alternative 3 list. Examples of these other parcels can be found in your included packets (screen shots the parcels are sourced from the Kitsap County parcel search, critical areas overlay).

My parcels (totaling) 40 acres can easily be classified as "relatively unconstrained" by critical areas, which is verbiage found in the county's definition of the rural residential zoning that I've requested.

My parcels also legally abut the "Rural Residential" zone in which I am requesting, and legally abut a neighbor's 10-acre parcel who is requesting the same zoning, and on the Alt 3 list. Because of this, changing my parcels zoning would not be considered spot zoning as Kitsap County defines it.

By changing the zoning to rural residential I can add three additional 5 acre lots to the county's small supply, a seemingly small amount on paper but helpful, nonetheless. The environmental effect of three additional 5-acre lots across 40 acres is negligible compared to many of the large lot subdivisions common across our county today.

I am asking you, our Kitsap County Commissioners, to approve my request to be on the alternative 3 list for reclassification. I'm also asking you to plead with our state legislature that our citizens want to see responsible rural growth as well as urban growth.

It is unfair to future generations to be forever financially locked out of living in rural areas of our county.

By allowing responsible rural development and zonings we can hopefully offset some of the skyrocketing prices of rural parcels in our community.

Many local families who have owned property in Kitsap County for decades, are requesting reclassification and inclusion in the Alternative 3. It would be a shame if the only successful parties were large developers/corporations in the Urban Growth Area, many of which, have no local connection to our community.

Re: Wixson Reclassification request & Public Comment for Consideration (#4 on KC County Reclassification list)

Parcel #'s: 022501-2-007-2003, 022501-2-034-2000, 022501-2-006-2004, 352601-3-024-2000, 352601-3-023-2001

I am writing this document in regard to my public comment/request for zoning reclassification on parcels that I own off of Anna Rd in Poulsbo (North end of Central Valley Rd.). These parcels were not included in Alternative 3, for consideration by Kitsap County Board of Commissioners.

Following the release of the current proposed plan I phoned Colin Poff and he explained to me that the main reasons a parcel(s) would not be considered for reclassification from Rural Protection to Rural Residential are:

1. If it has more intense critical areas
2. Or to avoid spot zoning.

In this document I will describe why those restricting characteristics do not describe my parcels. I believe that with further evaluation, these parcels should be identified as Rural Residential in the Alternative 3 Plan.

All five parcels included in my reclassification request are owned by my wife and me and are contiguous to each other. We have owned these parcels since the 1980s/1990s. These Parcels are currently zoned Rural Protection (1 Du/ 10 Ac), we are requesting a zoning change to Rural Residential (1 Du/ 5 Ac). With Rural Residential zoning and the few additional lots we will be able to add, it will be feasible to bring utilities to our parcels, which can then eventually be sold and developed into additional housing stock for Kitsap County. It is worth mentioning that we already have PSE Primary power 660' into our property and Silverdale Water has confirmed that a water main is available to serve this property from Anna Rd.

Rural Protection and Rural Residential zoning are very similar in description. We believe it is important to point out the similarities in "purpose" to these two types of zonings to show that they can coexist successfully (like they currently do in many parts of Kitsap County). According to the Kitsap County website, both the Rural Residential and Rural Protection zones "...promote low-density residential development and agricultural activities that are consistent with rural character".

Spot Zoning

Other parcels that are on the Alternative 3 list requesting RR from RP are also bordering RP zoning. Our parcels also legally abut RR zoning.

These parcels abut publicly owned Anna Rd via a private driveway (60'x 660') that is owned by us. This means that they physically abut the zoning area that we want, just like other parcels in our area that have requested to reclassify from RP to RR. As Colin Poff mentioned in his follow up email, there is no specific criteria for how much of a parcel must abut the requested zoning. Since our contiguous parcels abut RR, as well as abutting another parcel (owned by our neighbor) that is on the Alt 3 list for RR consideration, our request cannot be excluded by using "spot zoning" as a reason.

Anna Rd. is the North/South split between Rural Residential and Rural Protection zoning, so if our zoning is changed, we will not be changing the neighborhood feel to Anna Rd. residents, as half of them already

have rural residential zoning, and the overwhelming majority of parcel owners on both sides off Anna Rd are on parcels much smaller than 5 acres.

We were made aware (by Colin Poff) that the planning commission does not take historical zoning into account when making decisions about current and future zoning, however historical zoning has allowed 90% of neighboring parcels to be 5 acres or smaller already. By making this note, we are not trying to infer those previous zonings allowed smaller lots (ironically historical zoning would have allowed our parcels to be 2.5 acres), we are simply pointing out what lot sizes exist in our area, and how if ours were made smaller, they would in turn fit in better to our neighborhood.

In the entire cluster of parcels that span the distance from Anna Rd to Liberty Bay (as shown on the county parcel search “zoning” overlay) I have only been able to count 9 parcels that are even bigger than ten acres. Because of the Rural Protection classification - Kitsap County is negatively restricting just 9 parcel owners in this area. The remaining parcel owners in this area are unaffected by the change to 5 acre lots, even if the entire region adopted 1 du/ 5ac zoning.

Even if reclassifying our property to RR was “Spot Zoning” (although as previously defined it is not “Spot Zoning”) - it would have no negative effect on our neighborhood as the majority of our neighboring parcels are 5 acres or smaller.

Early in this process we had a virtual Q&A with a staff member from Kitsap County (I believe her name is Melissa Shumake). She mentioned that I should try to get one of my neighbors involved in the reclassification request as it would be more likely to get consideration if more than one family/parcel was making the same request. I did discuss this point with one of my neighbors (Case Zegstroo) and he too wanted to request RR zoning for his parcel. He filled out an application and was able to make it on to the Alt 3 list, and ironically we were not. Does that make his inclusion (and our exclusion) in the Alt 3 recommendations - spot zoning? To be clear – we are in no way suggesting that the Zegstroo property should be removed from the RR recommendation.

Critical Areas

According to Kitsap County’s “purpose” for each zoning classification, as well as phone and email correspondence with Colin Poff the differences in the two zoning classifications - involve critical areas. Rural Protection; “...protects environmental features such as significant visual, historical and natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas”. Whereas Rural Residential; “... is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services”.

When questioned on these differences, Colin did share the following explanation: “...Again, RP generally covers properties that have more critical areas than RR would, but this is not always the case. This is not always consistent because RP covers large areas, and RR covers large areas. We wouldn’t necessarily have an RP parcel surrounded by RR, simply because it has more critical areas”.

Our parcels can easily be described as “relatively unconstrained” by critical areas, a key word in the Rural Residential zoning purpose. We have equal or less critical areas than other parcels on the

Alternative 3 list as well as equal or less critical areas on parcels currently zoned Rural Residential - according to the Kitsap County Parcel Search "critical areas" overlay.

When our parcels are examined on the Kitsap County parcel search "critical areas overlay" it can be observed that our parcels do not contain any extreme critical area characteristics that would group them into not being able to fit with rural residential zoning. We do not have "steep slopes", "large fish streams" or "wetlands". Our property's critical areas can be easily defined as "relatively unconstrained by environmentally sensitive areas or other significant landscape features".

I have included in my email, a document showing three examples of similar parcels that wish to be rezoned to Rural Residential that have made it onto the Alt 3 list, which contain multiple types of critical areas that are equal to or more extreme than the critical areas found on our parcels.

I have also included a couple of examples of parcels that are near our parcels, that already have Rural Residential zoning, and contain critical areas equal to or more extreme than our parcels.

With these minimal relatively unconstrained critical areas, we believe that it is incorrect to say that "critical areas" prevents our parcels from being good candidates for Rural Residential zoning.

Request

Because of the reasons discussed, we believe that our parcels should be reconsidered for inclusion in the current zoning reclassification map as Rural Residential. We do hope that the members of the board will take the time to review the details that we have shared. If the Board decides not to recommend our property for Rural Residential zoning we would like to know the reason(s) why we would be excluded. We appreciate your time in this process.

Sincerely,

David Wixson

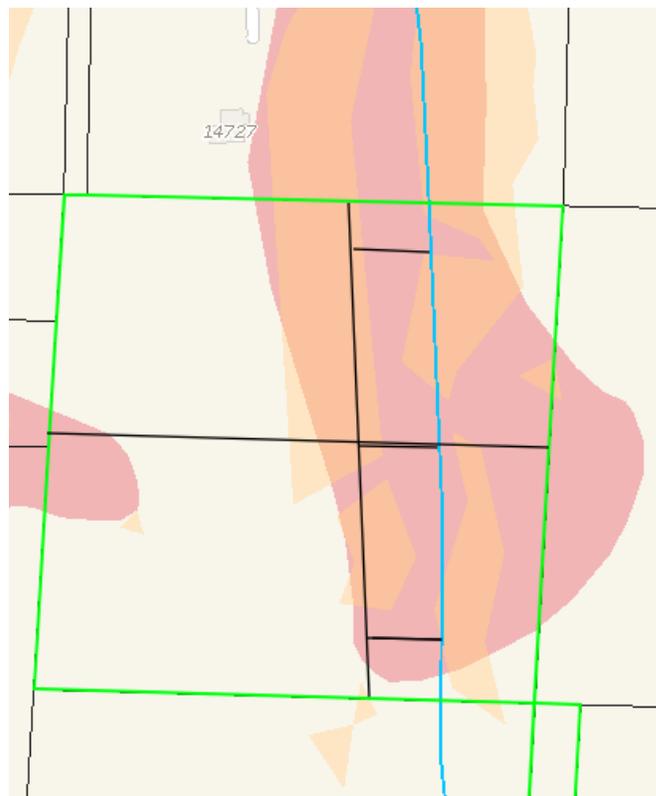
Critical areas on our parcels

022501-2-007-2003 (10.69-acre parcel)

Has low-moderate slope on less than half of parcel with a seasonal 1ft wide creek running along one edge of the parcel. On the Kitsap County Parcel Search “critical areas” overlay, it should be noted that the creek is light blue signifying that it is a “non-fish habitat”. According to my own knowledge of the parcel and the “critical area” overlay, there are no areas with “hydraulic soils/potential wetlands”, there are also no “DNR NWI Surveyed wetlands or waterbodies”.

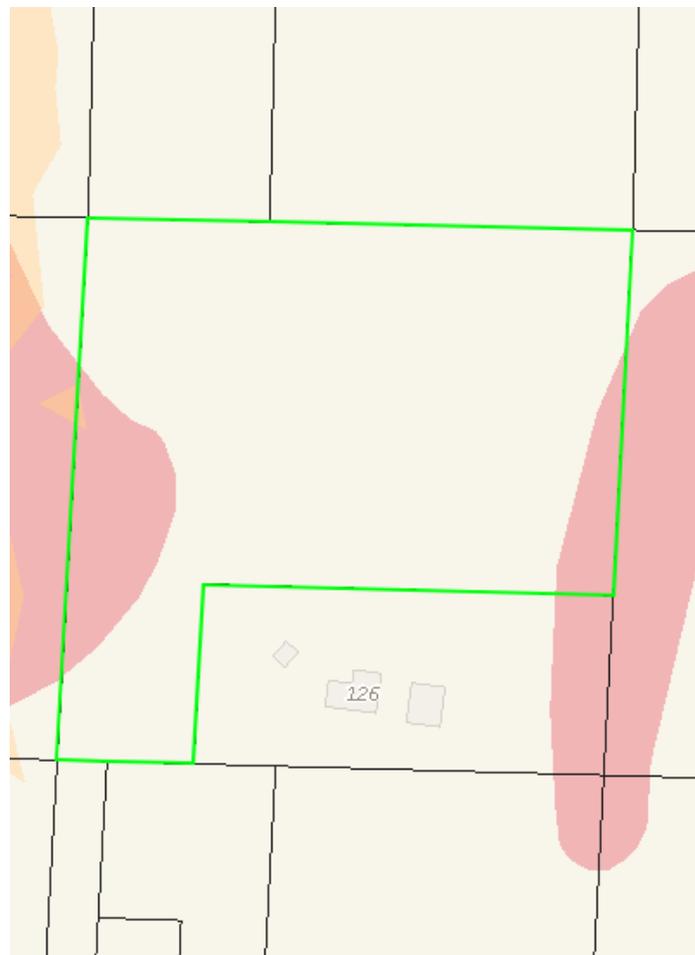
When using the measuring tool on the Kitsap County Parcel search to create a 100 ft buffer from the seasonal creek, there are 6.5 acres of almost level, usable land. If we split this parcel horizontal, to create two 5-acre parcels (like the four existing 5-acre parcels to the north of our 10-acre parcel), each of our two 5 acre lots would have approximately 3.25 acres of property for a homesite, yard, driveways, septic system, and 1.75 acres of trees, walking trails, and preserved rural forest.

The angled black vertical line drawn on the parcel below displays a potential 100 ft buffer from the creek. The horizontal black line is an example of how to split the parcel into two five acre lots. These two lots would each have over 3.25 acres of buildable area.



022501-2-006-2004 (7.43-acre parcel)

Parcel has low-moderate slope on approximately 10% of parcel with no creeks, waterbodies, or wetlands of any kind. There are no other critical areas of any kind on the parcel it is gently sloped to the north.



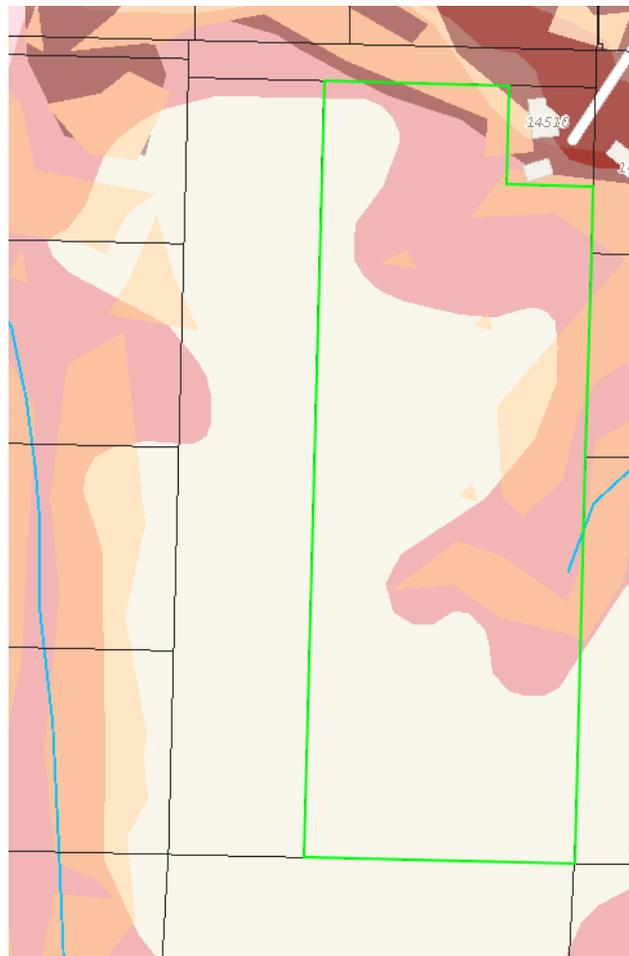
352601-3-024-2000 (12.08 acres)

352601-3-023-2001 (6.3 acres)

The 12-acre parcel (highlighted in green) has low to moderate slope in two areas of the property but is not by any means incumber by these areas. The parcel search shows a non-fish creek that extends 20 feet into the parcel on the eastern line, there are no other critical areas of any kind on this parcel.

The 6-acre parcel (to the left of the highlighted parcel) has no wetlands, streams, or any kind of critical areas, except for a low slope on the western property line in about the middle of the parcel.

Neighboring parcels to the west (5 acre lots) have more critical areas than these two parcels.



Example 1 of parcel on Alternative 3 list with critical areas.

Reclassification Request #25

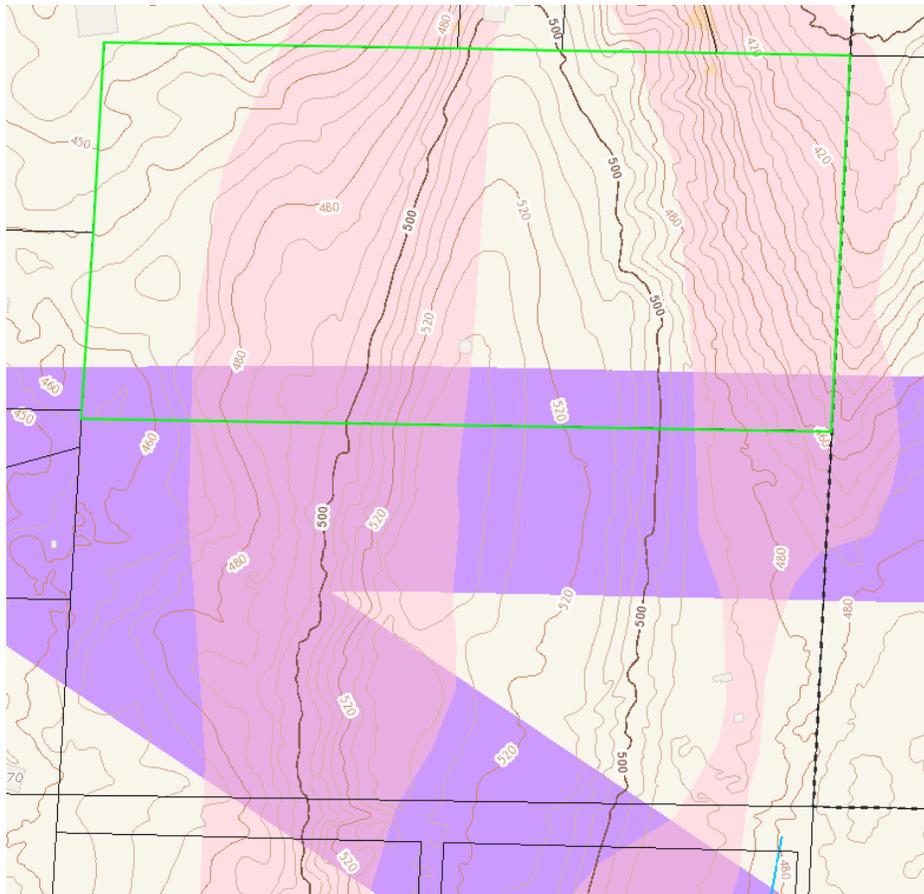
Parcel #'s: 012401-1-023-1008, 012401-1-023-1009

Owner: Hubert's Christmas Tree Farm

Location: Seabeck Hwy

Two 20-acre parcels both with critical areas (High seismic hazard area and Moderate erosion hazard area). The zoning on these parcels is currently Rural Wooded (1 DU/ 20 Ac). Owners have requested Rural Residential (1 DU/ 5 Ac). These two parcels are on the Alt 3 map.

Our parcels have equal critical areas in terms of "moderate erosion hazard" but our parcels have no dark purple overlay signifying "High seismic hazard area". We are only trying to change one zoning level, this parcel owner is changing two levels.



Example 2 of parcel on Alternative 3 list with critical areas.

Reclassification Request #74

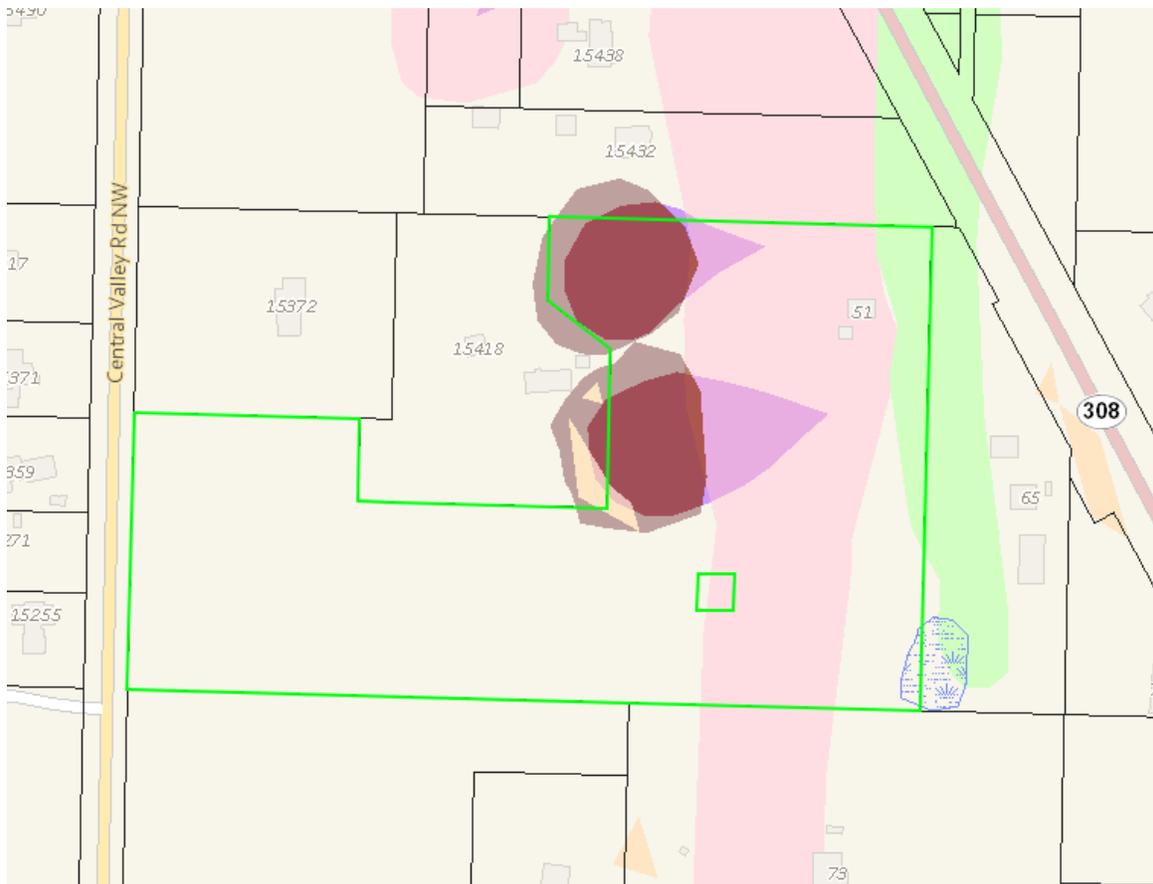
Parcel #: 342601-1-002-2001

Owner: Gloria Edwards

Location: Central Valley (Northwest of our parcels)

One 11.5-acre parcel with critical areas (High seismic hazard area, Moderate erosion hazard area). The zoning on these parcels is currently Rural Protection (1 DU/ 10 Ac). Owners have requested Rural Residential (1 DU/ 5 Ac).

Our parcels have far less critical areas than this parcel. Our parcels, like this one about the rural residential zoning that we both have requested, but this parcel is on the alt 3 map, and we are not.



Example 1 of parcel in general vicinity of ours with critical areas and existing Rural Residential zoning.

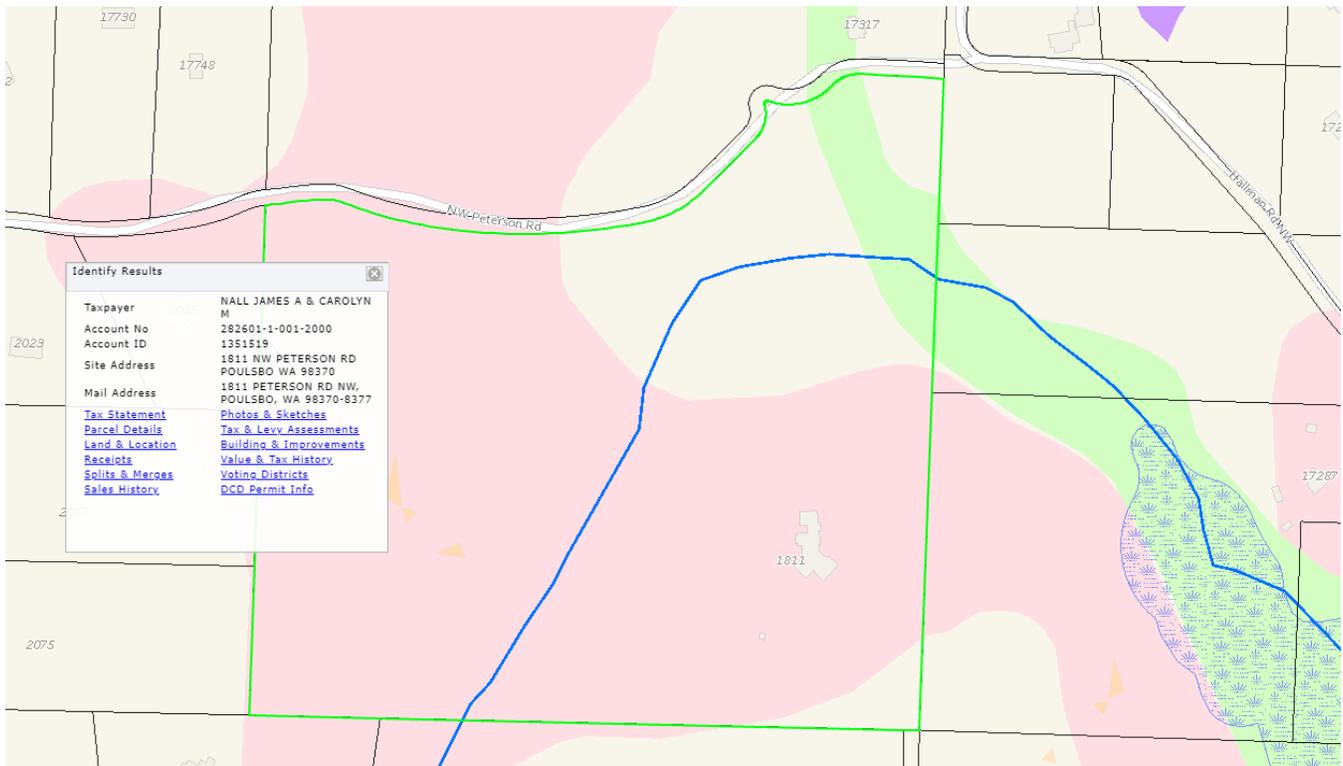
Parcel #: 282601-1-001-2000

Owner: James and Carolyn Nall

Location: Central Valley (Northwest of our parcels towards HWY 3)

One 31.8-acre parcel with critical areas (Fish Habitat Stream, Moderate erosion hazard area, Potential Wetlands). The zoning on this parcel is currently Rural Residential (1 DU/ 5 Ac).

Our parcels do not have any fish habitats or potential wetlands. We share the same “moderate erosion hazard” overlay, however this parcel is almost completely covered in this overlay. This parcel has more critical features than any of ours.



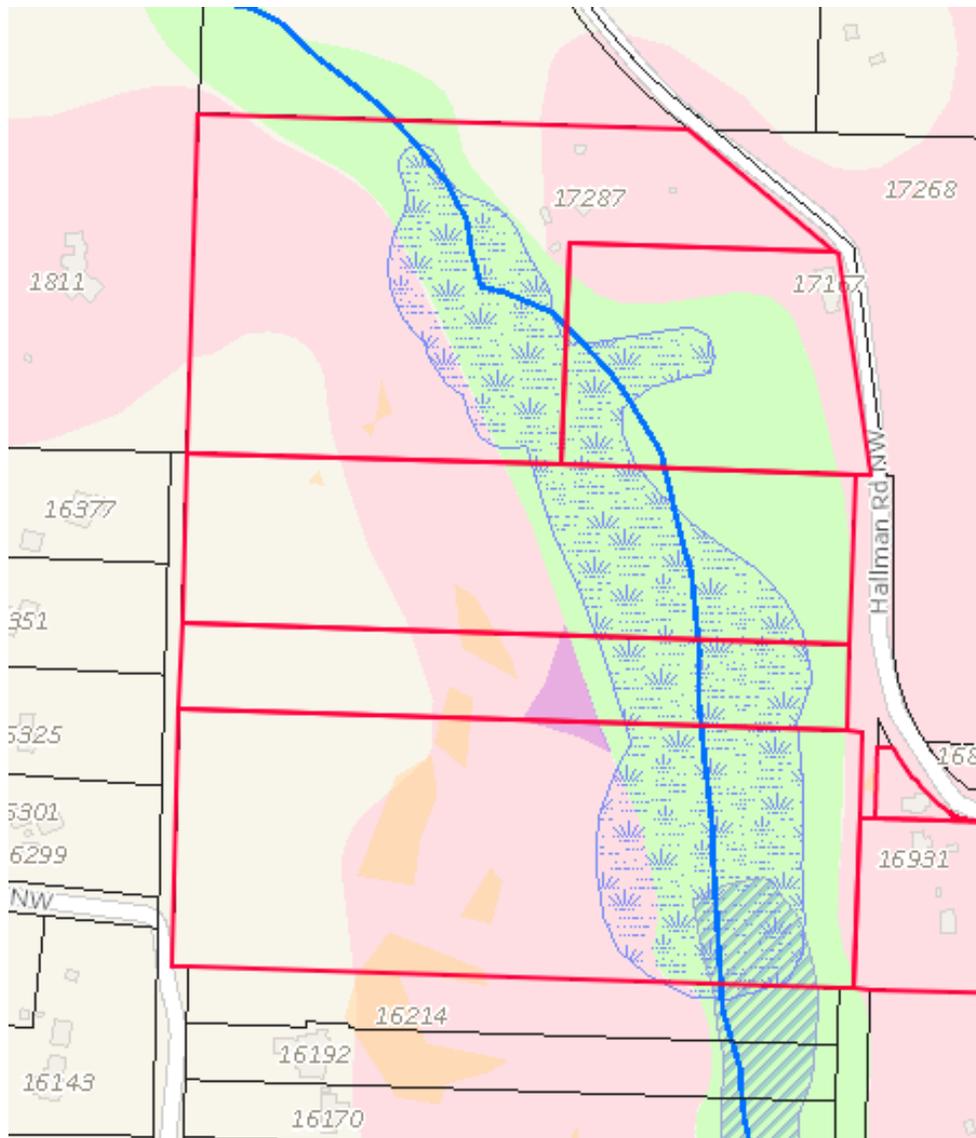
Example 2 of parcel in general vicinity of ours with critical areas and existing Rural Residential zoning.

Parcel #: 272601-2-019-2009, 272601-2-021-2005, 272601-3-037-2005, 272601-3-016-2000, 272601-3-017-2009

Owner: Larry Mueller

Location: Northwest of our parcels West of Viking Way off Hallman Rd)

5 parcels totaling 48.46 acres parcel with critical areas much more extreme than our parcels have (Fish Habitat Stream, Moderate erosion hazard area, Potential Wetlands, 100 year floodplain, High seismic hazard, DNR surveyed wetlands). The zoning on this parcel is currently Rural Residential (1 DU/ 5 Ac).



Colin Poff

From: Jacob Cook <jacob.c@prodwelling.com>
Sent: Friday, March 24, 2023 7:26 AM
To: Comp Plan
Subject: Fw: Reclassification Request Parcel 252501-1-060-1004
Attachments: Parcel Map 252501-1-060-1004.png

You don't often get email from jacob.c@prodwelling.com. [Learn why this is important](#)

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Please see the forwarded conversations for a more detailed overview of the zoning change and justification. Thank you.

From: Jacob Cook
Sent: Sunday, February 26, 2023 10:07 AM
To: ebaker@kitsap.gov <ebaker@kitsap.gov>
Subject: Reclassification Request Parcel 252501-1-060-1004

Good Morning Mr. Baker,

My name is Jacob and we met at the open house on Wednesday. I am working to get my parcel, 252501-1-060-1004 reclassified from Rural Residential to Urban low to facilitate the construction of four duplexes. I have edited the attached parcel map to illustrate the plan and provided key details below.

Current property size 1.52 acres.

Projected lot sizes: .38 acres, approx. 100'x165'

Projected use: Duplexes with 3 bed 2 bath units with single car garages

Dwelling units projected: 8

Justification:

- We are not creating a zonal island as the property shares a boundary line with the existing Urban Low zone.
- The property is a very short walk to the Faith Fellowship Park and Ride which serves the Worker/Driver Bus to PSNS.
- The neighboring single-family homes are accessed via New haven Ln NW and Newberry Hill Rd which creates a sense of division and privacy between the different land uses. The duplexes will stand as their own micro community while having little to no impact on the existing neighborhood.
- The conversion and development of the land serves the public's best interest by providing missing middle housing that is both affordable and conducive to raising a family.

This is my first time working on a land use change and I would greatly appreciate your input as well as guidance as to my steps. Thank you.

Respectfully,

Pro Dwelling LLC
Jacob Cook
360.900.7359



** This map is not a substitute for field survey **



Parcel Number: 252501-1-060-1004. Requesting inclusion in the Silverdale Urban Low zone to facilitate the development of missing middle housing.



February 11, 2023

Colin Poff
Planning Supervisor
Kitsap County DCD
CPoff@Kitsap.gov

Subject: Rezone/UGA Incorporation for Parcel 262702-2-030-2003 (Kingston)

Colin,

Thank you for your notification that our parcel is under consideration for rezone to Urban Restricted (UR 1-5 DU/AC). We see that it is included in Alternative 3, which is the “Dispersed Growth/Rural Jobs Focus” scenario, instead of the Alternative 2, the “Compact Growth/Urban Center Focus” scenario. We think that a portion of our 20-acre parcel should be considered to be zoned UM and included with Alternative 2 and that doing so would advance the County’s goals for the Kingston area as much or more than other proposed UM inclusions (shown on Alternative 2) mainly because our parcel abuts two relatively small parcels that are already zoned UM so that all three parcels together make a higher density development more feasible for the area.

But, we are not asking for our entire 20 acres to be rezoned (see Exhibit A, attached). We submitted a subdivision application in 2022 that would create one 5-acre lot along Highway 104 (adjacent to the two UM zoned parcels) and one 15-acre lot to the north. We desire to withdraw the 15-acre lot from the rezone request after the subdivision is approved. As part of the subdivision application, we have surveyed all critical areas and buffers as delineated by our consultants (also shown on Exhibit A) and our geotechnical consultant has determined that the area is feasible for construction. Following is a list of reasons why we think our proposal is beneficial to the Kingston area and the County’s planning goals:

1. Our new 5-acre parcel will provide up to about 3 acres of buildable area which could be an attractive multi-family project especially if combined with the adjacent 2 acres of undeveloped UM zoned parcels.
2. A multi-family development at this location would fit in well with the surrounding uses. It would be the third complex in a row along the north side of the highway. Zoning along the south side of Hwy 104 is Industrial. The other sides would be open spaces which would be very nice for a multi-family development to have somewhat of a rural characteristic and environment for at least some of the residents. Our new 5-acre lot will not abut any existing single-family homes so that development of a multi-family project there would not make any existing homeowners uncomfortable.
3. Our parcel is on Hwy 104, has access rights onto WSDOT right of way, is less than one mile to the ferry system, and there is a Kitsap Transit stop one block away.
4. Inclusion of our parcel would spread the costs for extending utilities into the area over more development and make all other projects more feasible, increasing the chances that the County’s plans for this part of Kingston will come to fruition sooner.

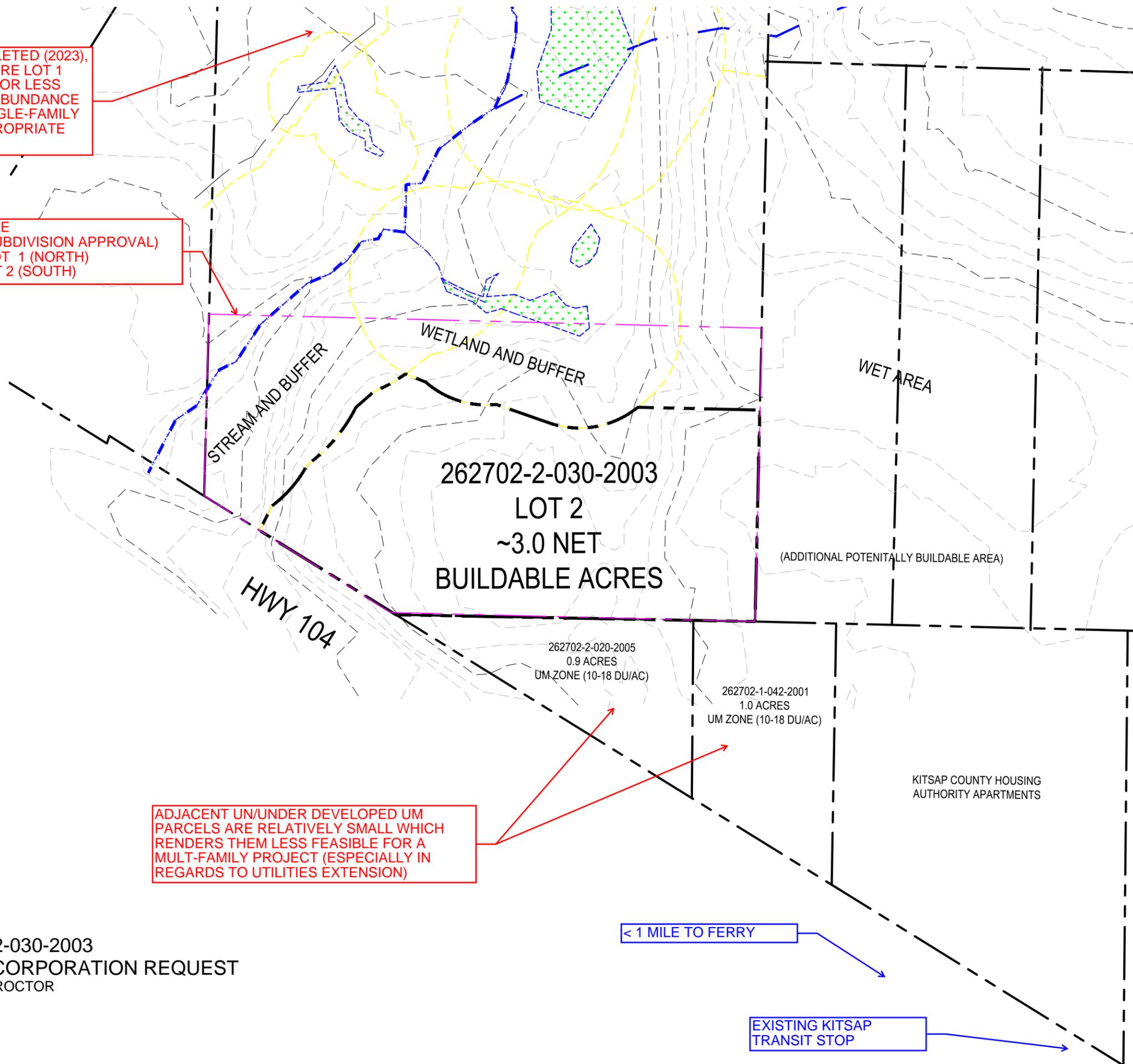
Thank you for your consideration.

Don and Christine Proctor
26437 Leyman Ln NE
Kingston, WA 98346

copy: compplan@Kitsap.gov ; RGelder@Kitsap.gov attachments: Exhibit A

AFTER SUBDIVISION IS COMPLETED (2023), WE REQUEST THAT THE 15 ACRE LOT 1 REMAIN ZONED FOR 5 ACRES OR LESS DUE TO STEEP SLOPES AND ABUNDANCE OF CRITICAL AREAS (ONE SINGLE-FAMILY DWELLING SEEMS MOST APPROPRIATE FOR THIS PARCEL)

NEW LOT LINE
(PENDING SUBDIVISION APPROVAL)
15 ACRES LOT 1 (NORTH)
5 ACRES LOT 2 (SOUTH)



ADJACENT UN/UNDER DEVELOPED UM PARCELS ARE RELATIVELY SMALL WHICH RENDERS THEM LESS FEASIBLE FOR A MULT-FAMILY PROJECT (ESPECIALLY IN REGARDS TO UTILITIES EXTENSION)

EXHIBIT A
PARCEL 262702-2-030-2003
REZONE/UGA INCORPORATION REQUEST
DON AND CHRISTINE PROCTOR
26437 LEYMAN LN NE
KINGSTON, WA 98346
206.499.2591

< 1 MILE TO FERRY

EXISTING KITSAP TRANSIT STOP

Colin Poff

From: Eric Baker
Sent: Friday, February 10, 2023 10:29 AM
To: Joe Rutan; Colin Poff
Cc: Molly Foster; Andrew Nelson
Subject: Re: Tax Parcel No. 212501-4-079-2009

Thank you. We will add to the list for proposed inclusion in Alternative 2 in March.

Eric B. Baker

Deputy County Administrator
614 Division Street MS-4
Port Orchard, WA 98366
(360) 337-4495
ebaker@kitsap.gov

From: Joe Rutan <JRutan@kitsap.gov>
Sent: Friday, February 10, 2023 10:17 AM
To: Colin Poff <CPoff@kitsap.gov>
Cc: Molly Foster <Mfoster@kitsap.gov>; Andrew Nelson <anelson@kitsap.gov>; Eric Baker <Ebaker@kitsap.gov>
Subject: FW: Tax Parcel No. 212501-4-079-2009

Colin,

Please consider this email Public Works official request changing/correcting the zoning for the subject parcel from "Parks" to "Rural Protection".

Please contact me if you have any questions or concerns related to this matter.

Joe Rutan, P.E.

Public Works Asst. Director/Co. Engineer
Kitsap County, WA
360.337.4893



Kitsap County Public Works
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From: Molly Foster <Mfoster@kitsap.gov>
Sent: Thursday, February 9, 2023 10:27 AM
To: Andrew Nelson <anelson@kitsap.gov>; Joe Rutan <JRutan@kitsap.gov>
Subject: FW: Tax Parcel No. 212501-4-079-2009

Good morning,

As we discussed this morning Andy, this property was purchased in 1943 by Roads. It was thought to serve as a gravel pit but never transpired. Somewhere around 1998, Parks staff thought they owned this property and listed it in their inventory and plan so the zoning changed to a Parks designation. Then in 2014, the Board had Eric subdivide the property so Lot 2 could be exchanged for the property (2-022) with the red barn on it located at the end of Petersen Lane by Clear Creek. Jon and I opposed this exchange but it happened regardless. Afterward, we planned on surplusizing the remainder property (Lot 1) with the intention of placing a restricted covenant on the area adjacent to Barker Creek. Since that time, I have been trying to get DCD to "correct" the zoning from Parks to Rural Protection which fits with the surrounding property designations. We had several discussions with Jim Dunwiddie, Steven Starland, and then Alex (2022) to see if Parks would like to purchase it for future needs; the answer was always no. I met with the Property Management Committee in 2020 to support a surplus and then scheduled it for Board review, which was approved to sell for \$260,000 in 2022.

In the email below, Eric is asking us to submit a formal request to Colin Poff and copy him. An email from one of you may be sufficient?

Thoughts?
Molly Foster
Real Estate Services Manager
(360) 337-4688



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From: Eric Baker <Ebaker@kitsap.gov>
Sent: Wednesday, February 8, 2023 11:40 AM
To: Molly Foster <Mfoster@kitsap.gov>; Darren Gurnee <dgurnee@kitsap.gov>; Alex Wisniewski <AWisniewski@kitsap.gov>
Cc: Alex Wisniewski <AWisniewski@kitsap.gov>; Colin Poff <CPoff@kitsap.gov>; Kirvie Yobech <kyobech@kitsap.gov>; Scott Diener <SDiener@kitsap.gov>; David Kinley <DKinley@kitsap.gov>; Jeff Rimack <JRimack@kitsap.gov>; Katharine Shaffer <kshaffer@kitsap.gov>; Andrew Nelson <anelson@kitsap.gov>
Subject: RE: Tax Parcel No. 212501-4-079-2009

Thanks for the information.

Would it be possible for Public Works to send a formal request for the rezoning of this property from Parks to whatever zone you are proposing? That would be sent to Colin Poff with a cc to me and formally included in the Comp Plan record and made available for Board consideration.

Let me know if you have any questions.

From: Molly Foster <Mfoster@kitsap.gov>
Sent: Wednesday, February 8, 2023 10:50 AM
To: Darren Gurnee <dgurnee@kitsap.gov>; Alex Wisniewski <AWisniewski@kitsap.gov>
Cc: Alex Wisniewski <AWisniewski@kitsap.gov>; Colin Poff <CPoff@kitsap.gov>; Kirvie Yobech <kyobech@kitsap.gov>; Scott Diener <SDiener@kitsap.gov>; Eric Baker <Ebaker@kitsap.gov>; David Kinley <DKinley@kitsap.gov>; Jeff Rimack

<JRimack@kitsap.gov>; Katharine Shaffer <kshaffer@kitsap.gov>; Andrew Nelson <anelson@kitsap.gov>

Subject: RE: Tax Parcel No. 212501-4-079-2009

Good morning Darren,

Thank you for your email; I appreciate this is a situation with many moving parts and welcome any assistance in a solution. Although we have had past discussions with Parks about purchasing this property to be included in their inventory, we have continually heard it is not needed for their future plans in this area. PW does not intend to surplus other parcels in this area, just 3-079 that was originally purchased with Roads funds and is not needed for future road purposes.

When routed for comments on surplusing this property, Sewer Utility reviewed the area and determined they had no future need. I spoke to Stella yesterday and the only foreseeable use she could imagine would be for a pump station. However, after connecting with legal, the only way this could happen would be to include the property in the UGA.

When I presented the property for surplus to the Board, I explained we were working toward removing it from a Park designation and would be implementing a restricted covenant for the "creek" area as part of the sale.

I am available for a meeting as you have suggested.

Thank you,
Molly Foster
Real Estate Services Manager
(360) 337-4688



Kitsap County Public Works
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From: Darren Gurnee <dgurnee@kitsap.gov>

Sent: Monday, February 6, 2023 3:17 PM

To: Molly Foster <Mfoster@kitsap.gov>; Alex Wisniewski <AWisniewski@kitsap.gov>

Cc: Alex Wisniewski <AWisniewski@kitsap.gov>; Colin Poff <CPoff@kitsap.gov>; Kirvie Yobech <kyobech@kitsap.gov>; Scott Diener <SDiener@kitsap.gov>; Eric Baker <Ebaker@kitsap.gov>; David Kinley <DKinley@kitsap.gov>; Jeff Rimack <JRimack@kitsap.gov>; Katharine Shaffer <kshaffer@kitsap.gov>; Andrew Nelson <anelson@kitsap.gov>

Subject: RE: Tax Parcel No. 212501-4-079-2009

Molly and Alex,

As this parcel keeps coming up in these emails, I recommend meeting with our Comprehensive Planning team (led by Eric Baker) to address this request. I understand Public Work's frustration with changing the zoning designation. Please understand that the Director, let alone a senior planner, does not have the authority to change a comprehensive plan land use designation. The following email will be repetitious to those in the past but it bears repeating so that everyone goes into this conversation with an understanding of what lies ahead. This single parcel is part of a larger discussion.

Issues to consider:

- Discuss this action with the prosecutor’s office to determine if the action exposes Kitsap County to legal risk and possible repayment of grant monies.
- Is the County trying to surplus all properties within the Barker Creek corridor, or just this one?
- Public Works identified this site in the past as a future pump station to provide the surrounding area with sewer connections, is it wise for use to divest from this property? Does it conflict with the goals and policies within the Capital Facilities Plan?

DCD can revise the zoning map when Parks or Public Works purchases a property and change it to a parks designation; however, reversing that designation requires much more process. Only the Board of County Commissioners have the authority to change the zoning on this parcel through an update to the Comprehensive Plan per KCC Chapter 21 ‘Land use development and procedures’. At minimum this requires general public outreach and solicitation for public comments regarding the change through an annual docket or periodic update to the Comprehensive Plan. The 2024 Comprehensive Plan periodic update is the next opportunity.

It appears this parcel was already listed as a property for sale (see FW: Properties to be surplused). The attachments provide a history of the discussion along with visuals and document citations provided in an email to Public Works (see RE: 2018 PROS plan: Barker Creek Corridor Strategy Discussion). I don’t believe the Board was made fully aware that this parcel was part of a larger conservation effort and how it supported the additional purchases along the Barker Creek corridor with grant monies.

Parcels with a parks zoning designation directly align with the Parks Recreation and Open Space (PROS) plan parks inventory, adopted by reference in the 2016 Comprehensive plan. Changing the zoning designation requires removing the parcel from the Parks inventory through an update to the PROS plan. Please note in our past discussions and emails that the Barker Creek corridor includes other properties purchased with Salmon Recovery Funding (SRF) board monies based on a preservation of the corridor through parks designation or conservation easements. The original preservation efforts included conversations with a community group for the Barker Creek corridor. An update to the PROS should include public outreach to this group, if it still exists or its equivalent, and the normal participants in discussions regarding natural resources.

Sincerely,

<p>Darren Gurnee Planner, Kitsap County DCD 619 Division Street MS-36 Port Orchard, WA 98366 dgurnee@kitsap.gov P: (360) 337-5777</p>	
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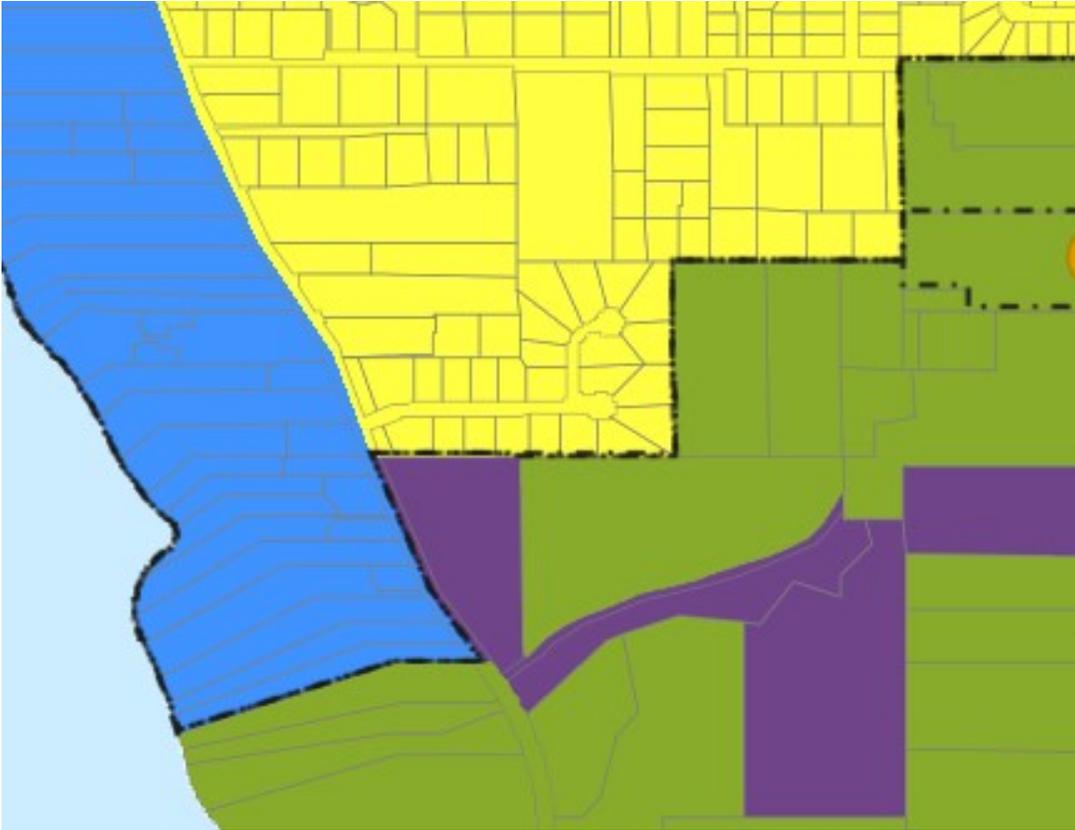
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From: Molly Foster <Mfoster@kitsap.gov>
Sent: Monday, February 6, 2023 11:06 AM
To: Darren Gurnee <dgurnee@kitsap.gov>
Cc: Comp Plan <compplan@kitsap.gov>; Alex Wisniewski <AWisniewski@kitsap.gov>
Subject: Tax Parcel No. 212501-4-079-2009

Good morning Darren,

As you know, we have been discussing the rezone of Tax Parcel No. 212501-4-079-2009 for many years now. In reviewing the current Comprehensive Plan mapping, I noticed it is still designated as Parks. I believe you will remember from past correspondences this property was purchased by Roads; it was never a park. We need to correct this error so the Public Works Dept. can surplus and sell the land; subject to a restriction for the stream area. Please let me know how this can be accomplished?



Molly Foster
Real Estate Services Manager
(360) 337-4688



Kitsap County Public Works
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Colin Poff

From: Sarah Tyler <sarahbtyler@gmail.com>
Sent: Monday, April 3, 2023 12:26 PM
To: Colin Poff
Subject: Re: Request to be included in Kingston UGA

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from sarahbtyler@gmail.com. [Learn why this is important](#)

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Hey Colin:

I have a few quick follow-up details to share:

First, in talking with my partner, it occurred to us that this lot may have been excluded from the plan because it currently does not appear as a residential property in the county records. We are, in fact, in the process of converting the original barn located on that property into a house. (Permit number 22-00954)

Second, it's worth noting that our property shares an easement with the three properties to the west, so including those lots and not ours in the UGA could perhaps create an issue with future owners over the maintenance and use of that access.

And finally, we wondered if it would be advantageous for me to fill out the official request form from the county website for you to include in the packet. Do let me know.

Give me a call if you have any immediate questions. I'll be away from my computer during the day this week and checking messages only in the am and pm.

Thanks, Colin!

Best,
Sarah

On Fri, Mar 31, 2023 at 1:39 PM Sarah Tyler <sarahbtyler@gmail.com> wrote:

Hi Colin:

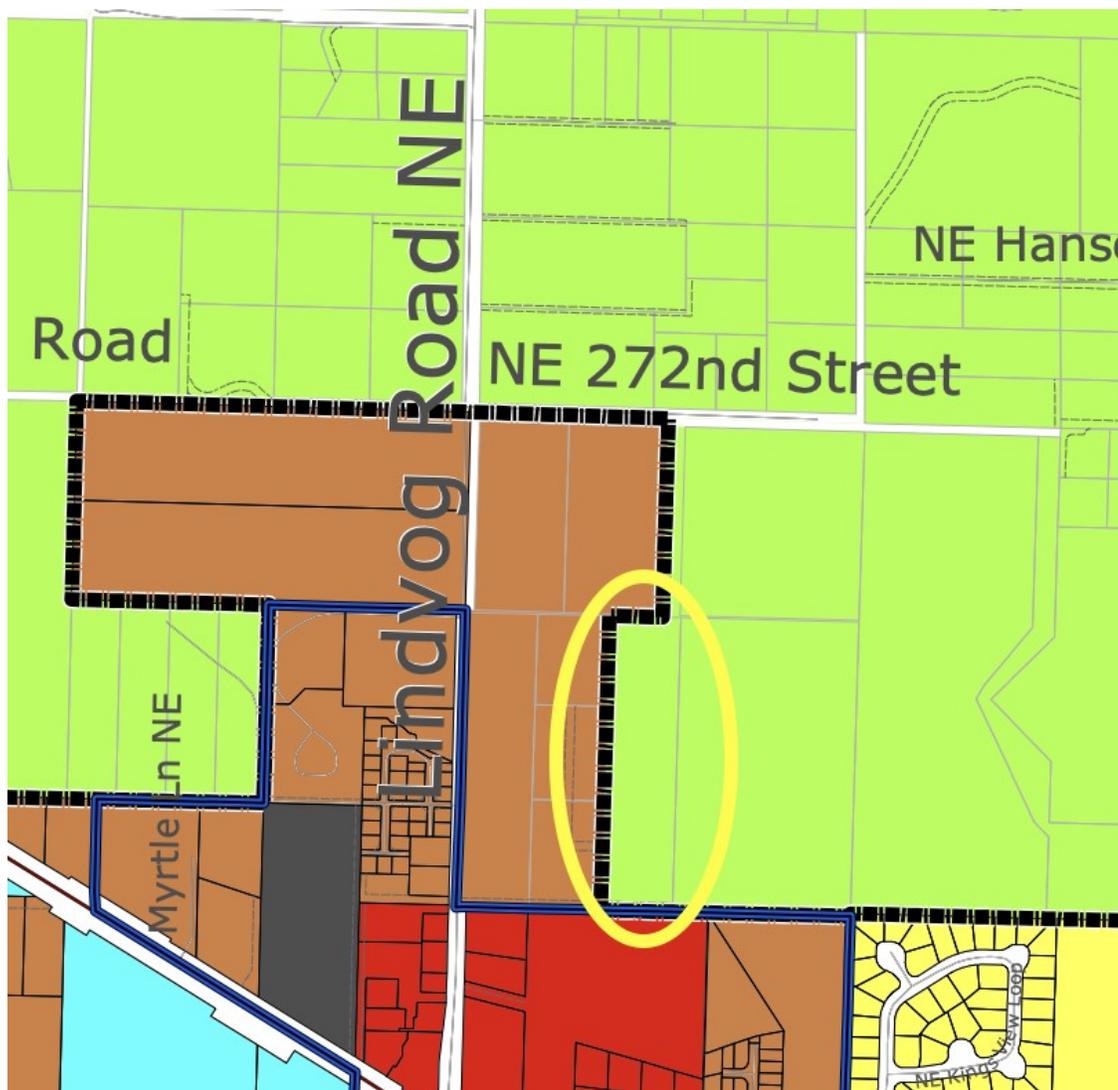
Thanks for the note! Apologies that I didn't reach out earlier but for some reason we did not hear about the proposed change back when it was first published.

I very much appreciate you reaching out to your team to inquire about the possibility of including this late request in the commissioners' packet. If it helps (and you haven't already looked for yourself), I've included a section of the proposed Kingston UGA expansion map below. Our lot is circled in yellow.

By way of background: I spoke with the former owner of our property to inquire about any relevant history. (She once owned our lot as well as two of the lots immediately west of us.) She did say that many years ago she had lobbied the county to exclude her properties from any future UGA. She has since sold all three of her lots, and has no idea why our lot would have been singled out/excluded since the other two have already been designated for inclusion. If for some reason her long-ago lobbying did have an effect on the plan, we would ask that it be ignored since she no longer owns the property.

Thanks again, Colin, for reaching out. I look forward to hearing back from you sometime next week. Fingers crossed.

Best,
Sarah



On Thu, Mar 30, 2023 at 9:21 AM Colin Poff <CPoff@kitsap.gov> wrote:

Hello Sarah –

March 22, 2023

TO: Heather Wright, City of Poulsbo Planning and Economic Development Director
Colin Poff, Planning Supervisor, Kitsap County Department of Community Development

CC: Nikole Coleman, City of Poulsbo Senior Planner
Jeff Rimack, Director, Kitsap County Department of Community Development

RE: Request for Consideration of UGA Boundary Change

Dear Ms. Wright and Mr. Poff

On behalf of our client, and per the advice of City of Poulsbo PED staff, I am writing to initiate the conversation about – and the procedures for – requesting a change in the current Poulsbo UGA. We would like to petition to have the UGA expanded to include parcel numbers 042601-4-076-2002 and 042601-4-077-2001, described below. The eventual goal is to then request annexation of the same area.

The area of interest is shown on the map on the last page of this letter, and can be described as follows:

1. Two parcels, totaling 9.80 acres of vacant, recently clear-cut land, flat to gently rolling
2. Adjacent to the current UGA and City boundary
3. Adjacent to the Winslow Ridge PRD Plat of 80-plus homes on 18 acres in Residential Low zoning (4 to 5 units per acre) in the City of Poulsbo
4. 660 feet from Spencer Plat, another 80-plus home residential subdivision, also in the City of Poulsbo
5. Approximately 660 feet from Vinland Elementary School and directly connected to the future extension of the Finn Hill-Rhododendron regional multi-modal trail
6. In RR (Rural Residential) zoning (1 DU/5 Ac), but the adjacent plat to the west consists of 46 lots in 41 acres (1 DU/0.89 Ac), despite the fact that it, too, is in the County's RR zoning.
7. Within approximately 200 feet of the future extension of the both the Poulsbo municipal sewer system and water system through the Winslow Ridge plat.

In general, we believe a strong case can be made to support the assertion that allowing greater density on the subject parcel conforms with the goals and intent of the Growth Management Act, and on several counts. In summary, that case will rest on the points mentioned in the list above, and their implications. It is assumed that such an increase in density requires expansion of the UGA and subsequent annexation in order to obtain connections to adequate water and sewer.

At this time we would like to know how – and to whom – we present this case.

Very truly yours,

Timo Witten, MUP

BROWNE WHEELER ENGINEERS, INC.

