

Draft Land Use Reclassification Request Evaluation

10-Year Comprehensive Plan Update ■ Kitsap County ■ August 4, 2006



Draft Land Use Reclassification Request Evaluation

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Land Use Reclassification Request Evaluation Matrix

Attachment A from Draft Port Orchard/South Kitsap Sub-Area Plan and EIS

Attachment D from Final Kingston Sub-area Plan, December 2005

Chapter 1. Introduction

Kitsap County is conducting a 10-Year review and update of its 1998 Comprehensive Plan, pursuant to the Growth Management Act. As part of this process, Kitsap County provided an opportunity for citizens to submit requests for land use reclassification – i.e. changing a Comprehensive Plan Land Use category from one to another, such as a change from Urban Low Density Residential to Urban Medium Density Residential.

The purpose of the reclassification request process is to determine if land use conditions and needs have changed in parts of the County since the 1998 Plan adoption that should be considered in the formulation of the 2005-2025 Comprehensive Plan. Requests were evaluated to help develop land use alternatives to discuss with the public at May 2006 public workshops and to test in the Environmental Impact Statement.

Kitsap County Code Chapter 21.08 provides that the Board of County Commissioners (Board) will establish a schedule for review and potential amendment of the Plan. On March 13, 2006 the Board of County Commissioners approved Resolution No. 045-2006 indicating the criteria for such land use reclassification requests for this year, listed in Table 1-1.

Table 1-1. Resolution Authorizing Land Use Reclassification Requests

Screening Criteria	Evaluation Criteria
<p>Criteria for consideration of land use reclassification requests for the 10-year review and update include:</p> <ul style="list-style-type: none"> a. Requests may NOT be within or include the boundaries of 1) Alternative 4 of the Port Orchard/South Kitsap Sub-Area Plan, 2) the Discussion Areas for the Silverdale Sub-Area Plan or 3) the Kingston Urban Growth Area; b. Parcels must be inside or within ¼ mile of the Central Kitsap, East Bremerton, West Bremerton, Poulsbo, South Kitsap Industrial Area, Gorst or ULID No. 6 Urban Growth Area boundaries as established on December 31, 2005, excluding the areas described by (a) above; c. Requests must include an urban designation or inclusion to/exclusion from an Urban Growth Area boundary; and d. Requests must be submitted by the published April 10, 2006 deadline. 	<p>Requests will be reviewed for applicability to the above criteria. If found applicable, the requests will be considered in the creation of any land use alternatives using the following criteria:</p> <ul style="list-style-type: none"> i. The request meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services; ii. The request is consistent with the goals, policies and objectives of the Comprehensive Plan; iii. The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood; iv. The request will not create pressure to change the land use designation of other properties, unless the change of land use is in the long-term interests of the community in general; v. The request does not materially affect the land uses and growth projections, which are the basis for the Comprehensive Plan; vi. The request does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the Urban Growth Area; and vii. The request is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.

In general, the classification criteria focus on lands within or adjacent to Urban Growth Areas (UGAs) except for those UGAs recently addressed in adopted subarea plans (i.e. Kingston) or actively being reviewed in subarea plans (i.e. Silverdale and Port Orchard/South Kitsap), since these areas also had their own land use reclassification request processes.

As of the April 10, 2006 deadline, 31 requests were received for all eligible UGAs, and of those 17 met the initial screening criteria allowing more evaluation. This document provides an evaluation of these 17 requests.

This document also evaluates in a similar fashion the 34 requests received during the recent Silverdale reclassification request submittal period, as well as 85 Port Orchard/South Kitsap reclassification requests, and three requests in the Kingston UGA that were included in the UGA boundary in 2005 through the Kingston Sub-area Plan, now under remand for consideration in the 10-Year Update.

Maps are attached showing all of the submitted requests for the 10-Year Update UGA review, Silverdale, Port Orchard/South Kitsap, and Kingston areas. The evaluation process and results are provided in the following section.

Chapter 2. Evaluation Process

2.1. Review and Evaluation

The eligible reclassification requests were evaluated against the evaluation criteria in Table 1-1 based on available information, including:

- Maps of roadway levels of service in central and south Kitsap
- Maps of water and sewer systems, where available
- Maps of building limitations, critical aquifer recharge areas, habitat maps, etc.
- Maps of existing land uses and County Comprehensive Plan classifications (compatibility)
- County Comprehensive Plan goals, Countywide Planning Policies, and GMA goals, and
- Population and employment projections.

We grouped the evaluation criteria into three similar categories – adequacy of services, suitability and policy and plan consistency. We prepared descriptions of our qualitative ratings of the requests, identifying high, medium and low levels of consistency with the criteria. Please see Table 2-1.

Table 2-1. Evaluation Categories and Definitions

Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)
<p>101 High: There are no known deficiencies in any transportation, water, wastewater, or public safety levels of service in the area. Major effects of this site development upon the public infrastructure and capital facilities are unlikely.</p> <p>102 Medium: There are some deficiencies in at least one area of public infrastructure in the vicinity of this parcel. The site is within the service area of water and wastewater purveyors, even if service is not immediately available. Major effects of this site development upon public infrastructure and capital facilities are possible but unlikely.</p> <p>103. Low: There are deficiencies in transportation infrastructure that provide a LOS of E or F in the vicinity of this parcel. Though the parcel is located within water or wastewater service areas, there appears not to be service to the parcel(s). There may be deficiencies in public safety services at this site. Major effects on public infrastructure are likely as a result of this proposal.</p>	<p>201 High: The subject parcel(s) is suitable for the requested land use designation based upon multiple of the following factors: access, provision of utilities, consistency with existing and planned uses, environmental constraints and neighborhood compatibility. The request does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the Urban Growth Area. Subject parcel appears to have urban services and roadway capacity available in the vicinity and would not require a major extension or construction to serve the site.</p> <p>202 Medium: The subject parcel(s) is suitable for the requested land use designation based upon one or more of the following factors: access, provision of utilities, consistency with existing and planned uses, environmental constraints and neighborhood compatibility. The request may affect the adequacy or availability of some urban facilities and services in the immediate area, but does not affect the adequacy or availability in the overall area of the Urban Growth Area. The request may require extension of urban services to the subject site.</p> <p>203 Low: The subject parcel(s) is highly constrained by environmental critical areas. The proposed land use designation may not be compatible with existing uses in the surrounding neighborhood. The subject parcel may have problems with access and/or provision of utilities and is inconsistent with existing or planned uses. The request is likely to affect not only adequacy or availability of urban facilities and services in the immediate area, but may also affect the adequacy or availability of these facilities and services in the Urban Growth Area. The request may require extension of urban services to a larger area in order to serve subject site.</p>	<p>301 High: The subject proposal is highly consistent with County policies and goals described in the Kitsap County Comprehensive Plan and the Countywide Planning Policies. In addition, the proposal is compatible with surrounding areas and designations. Proposal does not result in expansion of Urban Growth Area.</p> <p>302. Medium: The subject proposal is consistent with County policies and goals, but may not be compatible with surrounding areas designations and/or neighborhood character; or vice versa. The proposal may cause expansion of the Urban Growth Area to adjacent parcels.</p> <p>303 Low: Subject parcel is not adjacent to the Urban Growth Area and requires a larger change to surrounding land uses to achieve consistency. The proposal is inconsistent with County policies and goals described in the Kitsap County Comprehensive Plan and Countywide Planning Policies, and is inconsistent/incompatible with surrounding neighborhood.</p>

Notes: Evaluations focused on the particular requests, not necessarily on the land use alternatives that have been prepared for Silverdale and Port Orchard/South Kitsap.

2.2. Reclass Inclusion Summary

Based on the Planning Commission and Board of County Commissioner meetings and a hearing in May and July, Table 2-2 identifies the numbers of requests that are being evaluated in the Draft Environmental Impact Statement – named Alternatives 2 and 3¹. The No Action Alternative (Alternative 1) is a third alternative required for review in the EIS.

Table 2-2. Land Use Reclass Request Inclusion Summary

County Area	Total Requests	Included in Alternative 2 only	Included in Alternative 3 only	Included in both Alternatives 2 and 3	Total Included	Excluded or Unchanged from Current Land Use Class	Included, But Alternatives Differ from Land Use Class Requested
Countywide	17	0	6	8	14	3	2
Silverdale	34	0	0	33	33	1	15
Port Orchard/ South Kitsap	85	0	31	39	70	14	26
Kingston	9	0	0	3	3	6	1

¹ These alternatives are available on the MyKitsap.org website.

Chapter 3. Results and Next Steps

The reclass evaluations were provided in draft form to the BOCC and Planning Commission at study sessions (May 3 to May 9, 2006), and were modified upon Alternative map revisions following public workshops in mid-May. The revised draft evaluations were made available at BOCC and Planning Commission meetings in late May, at which the BOCC provided direction on Alternatives 1 and 3.

Subsequently the County contacted each property owner with a letter indicating the status of their request in relation to the EIS Alternatives. Some returned comments about correcting information or by supporting an alternate land use classification that was proposed in Alternatives 2 and/or 3. The BOCC and Planning Commission held a joint public hearing on July 10, 2006 regarding Alternative 2. On July 11, 2006, the Planning Commission discussed the proposed EIS Alternatives. On July 12, 2006, the BOCC provided direction on the content of Alternative 2 for purposes of the DEIS study.

The reclass evaluation has been updated in light of the finalized DEIS study alternatives. In the EIS the sites are evaluated in aggregation not individually. The DEIS including this draft evaluation will be subject to a 60-day comment period.

Additionally, individuals and the general public may comment on and provide input to reclassification requests through the Planning Commission and Board of Commissioners joint public hearing processes that will be held in September 2006.

10 Year & Sub-Area Plan Land Use Reclassification Requests		
All Received Reclassification Requests		
No.	Applicant	AREA
1	Brian Rotsten	Kingston UGA
2	Brian and Rhonda Rotsten	Kingston UGA
3	Alfredo M. Claro	Kingston UGA
4	A&A Tree Farms	Kingston UGA
5	Suzanne T. Amess	Kingston UGA
6	Robert and Terri Smiley	Kingston UGA
7	Ralph Robinson	Kingston UGA
8	C.Kent Berryman-OPG	Kingston UGA
9	AL White & Micheal Lueck	Kingston UGA
10	Thomas Coultas	Unincorporated Rural-NK
11	Viking Ave I LLC	Unincorporated Rural-NK
12	Richard and Florence Merrill	Unincorporated Rural-NK
13	John W. Johnson	Poulsbo UGA
14	Nola M. Arnold	Poulsbo UGA
15	Sage, Christopher and Natalie	Poulsbo UGA
16	Julie Schwer Edwards	Poulsbo UGA
17	David G. and Mary L. Binns	Poulsbo UGA
18	Mark A. Kuhlman	Silverdale UGA
19	CBH LLC, c/o City Bank	Silverdale UGA
20	J. R. Sherrard	Silverdale UGA
21	Jim and Dorothy Litchfield	Silverdale UGA
22	Michael and Charlene Knapp	Silverdale UGA
23	Robert Hoag	Silverdale UGA
24	Andrew Seitz	Silverdale UGA
25	Nancy Moffatt	Silverdale UGA
26	Terri Warden	Silverdale UGA
27	Byron Harris	Silverdale UGA
28	Phyllis Olsen	Silverdale UGA
29	Jean Sherrard	Silverdale UGA
30	John W. Johnson	Silverdale UGA
31	Tim Botkin	Silverdale UGA
32	BJC Group	Silverdale UGA
33	BJC Group	Silverdale UGA
34	BJC Group	Silverdale UGA
35	Mentor Company	Silverdale UGA
36	Jeff Coombe	Silverdale UGA
37	Calvary Chapel of Silverdale	Silverdale UGA
38	Ernest Kimball	Silverdale UGA
39	Richard Christopherson	Silverdale UGA
40	Ron Ross	Silverdale or CK UGAs
41	Gary Lindsey	Silverdale UGA
42	Gary Lindsey	Silverdale UGA
43	Rick Cadwell and Craig Huish	Silverdale UGA
44	Cornelius A. Ross	Silverdale UGA
45	Cornelius A. Ross	Silverdale UGA
46	Cornelius A. Ross	Silverdale UGA
47	Lindstrom Family	Silverdale UGA
48	Gary Lindsey	Silverdale UGA
49	Ron Ross	Silverdale or CK UGAs
50	Sharon and Mike Alger	Silverdale UGA
51	Gerald David	Silverdale UGA
52	Stan and Jean Hayes	Silverdale or CK UGAs
53	Robert and Camille Shelton	CK UGA
54	Steve Harris	CK UGA
55	Kitsap Transit; Wendy Clark-Getzin	CK UGA

10 Year & Sub-Area Plan Land Use Reclassification Requests		
All Received Reclassification Requests		
No.	Applicant	AREA
56	Arthur and Rita Kubert	CK UGA
57	Weaver, Tom	W Bremerton UGA
58	Weaver, Tom	W Bremerton UGA
59	Weaver, Tom	W Bremerton UGA
60	Rocky Point Park, LLC	W Bremerton UGA
61	Pat and Cheryl Lockhart	Gorst UGA
62	W. Grant Lynch Jr.	SKIA UGA
63	Doug Skrobut	SKIA UGA
64	Jason Schauer	SKIA UGA
65	David and Angela Janssen	ULID #6 UGA
66	Cain, Ronald	ULID# 6 UGA
67	John and Judith Seay	ULID #6 UGA
68	Bert and Sharon Esau	ULID #6 UGA
69	Kenneth and Jerome Mischel	ULID #6 UGA
70	Ruthie Wrothwell	ULID #6 or Port Orchard UGAs
71	Kenneth and Jerome Mischel	ULID #6 or Port Orchard UGAs
72	Charles Childress	Port Orchard UGA
73	Gloria Gonzalez	Port Orchard UGA
74	Cynthia LaFave	Port Orchard UGA
75	Sandie Bollinger	Port Orchard UGA
76	Siriporn Lieseke	Port Orchard UGA
77	Arthur Hoisington	Port Orchard UGA
78	Dennis E. Browne	Port Orchard UGA
79	Ronald and Mary Wright	Port Orchard UGA
80	Charlene Bruns	Port Orchard UGA
81	Bill and Lila Brown	Port Orchard UGA
82	Ruthie Wrothwell	Port Orchard UGA
83	Debbie Thompson	Port Orchard UGA
84	Paul Hilburn	Port Orchard UGA
85	German Dacanay	Port Orchard UGA
86	Kenneth and Clarice Mischel	Port Orchard UGA
87	Darlene Mather	Port Orchard UGA
88	Odin Berntson	Port Orchard UGA
89	Jerome Mischel	Port Orchard UGA
90	William Mahan	Port Orchard UGA
91	Gary and Linda Bruhn	Port Orchard UGA
92	George Coursey	Port Orchard UGA
93	Preston Bruhn	Port Orchard UGA
94	Oksun Grimaud	Port Orchard UGA
95	Jeff Blackstock	Port Orchard UGA
96	Randolph Dasho	Port Orchard UGA
97	Errol Dow	Port Orchard UGA
98	Errol Dow	Port Orchard UGA
99	Raul Gonzalez	Port Orchard UGA
100	Denise Mandeville	Port Orchard UGA
101	Kenneth Jordan	Port Orchard UGA
102	Richard and Susan Hurst	Port Orchard UGA
103	Gaylord Johnson	Port Orchard UGA
104	Jeff and Kuicha Davison	Port Orchard UGA
105	Phil DeValut	Port Orchard UGA
106	E.D. Harvey	Port Orchard UGA
107	Candi Collyer	Port Orchard UGA
108	Lisa Miller	Port Orchard UGA
109	Justin Travette / RJ Peabody	Port Orchard UGA
110	Pat and Cheryl Lockhart	Port Orchard UGA

10 Year & Sub-Area Plan Land Use Reclassification Requests		
All Received Reclassification Requests		
No.	Applicant	AREA
111	N.L. Olsen & Associates	Port Orchard UGA
112	Jeff Stokes	Port Orchard UGA
113	Barbara Row	Port Orchard UGA
114	Cydly Smith	Port Orchard UGA
115	Clare Leshner	Port Orchard UGA
116	Arlene McCown	Port Orchard UGA
117	John Busek	Port Orchard UGA
118	Kim and Dave Thoren	Port Orchard UGA
119	Trondson Construction	Port Orchard UGA
120	William Brock	Port Orchard UGA
121	William Brock	Port Orchard UGA
122	William Brock	Port Orchard UGA
123	Barry Bailik	Port Orchard UGA
124	Donald Ryan	Port Orchard UGA
125	McCormick Land Company	Port Orchard UGA
126	McCormick Land Company	Port Orchard UGA
127	Fred Depee	Port Orchard UGA
128	Fred Depee	Port Orchard UGA
129	Dan and Anne Pickens	Port Orchard UGA
130	David Bernstein	Port Orchard UGA
131	R. Scott Kiele	Port Orchard UGA
132	Pete Ohman	Port Orchard UGA
133	Ron Marston	Port Orchard UGA
134	Robert Pilger	Port Orchard UGA
135	James Avery	Port Orchard UGA
136	Michael Hill	Port Orchard UGA
137	Daniel Landon	Port Orchard UGA
138	Jason Landon	Port Orchard UGA
139	Daniel Ehlert	Port Orchard UGA
140	Robert Waters	Port Orchard UGA
141	Greg and Debra Wyman	Port Orchard UGA
142	Velma Ortendahl	Port Orchard UGA
143	Velma Ortendahl	Port Orchard UGA
144	Joseph and Karen Winniford	Port Orchard UGA
145	Loren and Karen Olsen	Port Orchard UGA
146	Loren Olsen	Port Orchard UGA
147	Ken and Clarice Mischel	Port Orchard UGA
148	William Palmer	Port Orchard UGA
149	William Palmer	Port Orchard UGA
150	William Palmer	Port Orchard UGA
151	William Palmer	Port Orchard UGA
152	William Palmer	Port Orchard UGA
153	William Palmer	Port Orchard UGA
154	William Palmer	Port Orchard UGA
155	Ron Wiley	Port Orchard UGA
156	Boustead, Constance R.	Port Orchard UGA
157	James Helm	Port Orchard UGA
158	James Helm	Port Orchard UGA

10 Year Update & Review Land Use Reclassification Request Worksheet															
Reclassification Requests Determined Eligible															
No.	Applicant	Applicant Phone	Assessor Account Number	Date Received	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	AREA	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06
57	Weaver, Tom	360-830-3355	282401-1-024-2005	3/27/2006	4716 Davis Bremerton, WA	0.18	URS	UM (applicant modified from UL)	Mobile Home	W Bremerton UGA	101. High	201. High	302. Medium	Adjacent to Urban Low & Bremerton UGA, urban services readily available, no increase in capacity.	2,3 as UM
58	Weaver, Tom	360-830-3355	282401-1-048-2007	3/27/2006	2122 Front Ave W Bremerton, WA	0.5	URS	UM (applicant modified from UL)	SFR construction	W Bremerton UGA	101. High	203. Low	302. Medium	Adjacent to Urban Low & Bremerton UGA, urban services readily available, entire parcel constrained by some critical area or area of concern, minimal increase in capacity.	2, 3 as UM
66	Cain, Ronald	360-874-7478	052301-4-007-2008	3/28/2006	4101 Feigley Road	2.05	UR	UL	Residence, Garage, 2nd MH	ULID# 6 UGA	103. Low	201. High	302. Medium	Nearly 1/2 mile from utility service in Bremerton NW Campus, urban reserve of ULID #6, minimal constraints, slight increase in capacity.	3 only
63	Doug Skrobot	360-876-3395	232301-1-012-1007 232301-1-013-1006 232301-1-008-1003 232301-1-009-1002 232301-4-003-1002 232301-4-004-1001	3/30/2006	North of Lake Flora Road and West of Sunnyslope Road	515	BC	RR	Vacant	SKIA UGA	103. Low	203. Low	302. Medium	Less than 1 mi. from Sunnyslope Water Dist., almost 2 mi. from Bremerton sewer, currently part of SKIA, 2 streams but otherwise mostly unconstrained, reduces UGA by over 500 acres and impacts employment.	Applicant withdrew application
65	David and Angela Janssen	360-674-2262	052301-3-027-2006	4/4/2006	4434 Feigley Rd SW	2.19	URS	UR	Residential	ULID #6	103. Low	201. High	302. Medium	Less than 700 feet from sewer, 1/2 mile from Sunnyslope Water Dist., urban reserve adjacent to ULID #6, no known constraints, slight increase in capacity.	3 only - UL not UR #
67	John and Judith Seay	360-674-2535	072301-1-030-2003	4/3/2006		5	RR (1DU/SAC)	UR or UL	SFR	ULID #6 UGA	103. Low	202. Medium	303. Low	Almost 1/2 mile from sewer line, 500 feet from water dist., about 1/4 of property constrained, slight increase in capacity. Non-contiguous to UGA.	Excluded - remains RR
53	Robert and Camille Shelton	360-692-9596	232501-2-004-2001	4/5/2006	9575 Radcliff Ave. NE Bremerton, WA 98311	0.9	UL, UR	NC or HTC	SFR, detached shed	CK UGA	102. Medium	203. Low	303. Low	Sewer available, adjacent to water dist., no known constraints, adjacent to residential.	3 (NC) only
68	Bert and Sharon Esau	360-830-3630	052301-3-014-2001	4/6/2006	Adj Clifton Rd, between old and new Feigley Rd	2.05	URS	Urban Residential	Vacant	ULID #6 UGA	101. High	201. High	302. Medium	Sewer available, Bremerton listed as water provider but not w/in water dist., designated urban reserve, no known constraints, slight increase in capacity.	3 only
16	Julie Schwer Edwards	206-855-2928	112601-3-010-2004	4/10/2006	21455 Big Valley Road Poulsbo, WA	2.49	RP	UR	House, Barn, Pasture	Poulsbo UGA	103. Low	203. Low	303. Low	More than 1/2 mile from sewer but w/in 800 feet of Poulsbo for water, about 1/3 constrained, slight increase in capacity. Not contiguous to UGA.	Excluded - remains RP
64	Jason Schauer	360-801-5681	132301-2-007-1004	4/7/2006	End of Old Clifton Road	39	RR	UR	Vacant	SKIA UGA	103. Low	203. Low	303. Low	No sewer, less than 1/2 mi. from water dist., about 1/2 constrained area, small increase in capacity.	3 only
17	David G. and Mary L. Binns	360-297-3278	102601-3-038-2003	4/10/2006	1389 Finn Hill Road Poulsbo, WA	2.37	PUTA (Residential Low)	IND	Single family mobile home	Poulsbo UGA	102. Medium	203. Low	303. Low	Water available, sewer about 1600 feet away, almost 90% constrained, land use potentially incompatible residential	2,3
54	Steve Harris	253-852-5800	252501-1-009-2006	4/10/2006	South side Winters Road	10	IND	UL	Shop/Garage	CK UGA	101. High	201. High	301. High	Water and sewer available, would be more compatible with surrounding uses, some constraints, small decrease in employment capacity.	2,3
55	Kitsap Transit; Wendy Clark-Getzin	360-478-6931	362501-2-021-2006	4/10/2006	SR 303 and McWilliams Rd	3.09	UM	HTC	Park & Ride, bus shelter, and bike lockers	CK UGA	101. High	202. Medium	302. Medium	Sewer and water available, adjacent to commercial and urban restricted areas, compatible w/current use, slight decrease in capacity.	2 as Mixed Use #, 3 as HTC

10 Year Update & Review Land Use Reclassification Request Worksheet															
Reclassification Requests Determined Eligible															
No.	Applicant	Applicant Phone	Assessor Account Number	Date Received	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	AREA	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06
61	Pat and Cheryl Lockhart	360-479-4659	282401-3-065-2001 282401-3-014-2003 282401-3-066-2008 322401-1-117-2007 322401-1-017-2008 322401-1-028-2003 322401-1-021-2002 322401-1-022-2001 322401-1-030-2001 322401-1-025-2008 322401-1-122-2000 322401-1-124-2008 322401-1-117-2106 282401-3-017-2000 282401-3-023-2002 282401-3-021-2004 282401-3-020-2005 282401-3-018-2009 282401-3-042-2009 282401-3-016-2001 282401-3-041-2000 332401-2-009-2005 332401-2-008-2006 332401-2-006-2008 332401-	4/7/2006	3020 W. Sherman Hills Rd; Gorst Vicinity	121.1	Industrial with Mineral Resource Overlay - 82.33 Acres Industrial - 2.3 Acres Highway Commercial - 2.43 Acres Urban Reserve 16.39 Acres	Industrial with Mineral Resource Overlay - 96.67 Acres Industrial - 0 Acres Urban Commercial - 20.58 Acres Urban Low Residential - 3.86 Acres	Quarry, office, shop, residences	Gorst UGA	103. Low	203. Low	302. Medium	Within 1/4 mile of water and sewer from Bremerton, primarily resource lands, would increase resource and commercial, decrease industrial and residential acreage, small increase in capacity, several constrained areas, expansion could be incompatible w/surrounding uses.	2, 3
14	Noia M. Arnold	360-779-3347	112601-3-013-2001	4/10/2006	568 NE Bernt Rd Poulso, WA 98370	12	RP	Inclusion in Urban Growth Area		Poulso UGA	103. Low	203. Low	303. Low	Within 700 feet of sewer, next to Poulso water, highly constrained, located in a triangle of roads, slight increase in capacity.	3 only, Urban Low
13	John W. Johnson	360-779-7040	152601-3-046-2008	4/10/2006	West of Viking Way	40.24	RR	UL	forest land	Poulso UGA	102. Medium	202. Medium	301. High	Sewer to portion of property, close to Poulso water, adjacent to UGA, minimal constraints, adjacent to residential.	2,3
62	W. Grant Lynch Jr.	256-761-4700	152301-3-004-1003 222301-2-020-1006 272301-2-001-1004 272301-2-003-1002 272301-2-004-1001 272301-2-005-1000	4/10/2006	South-Central Kitsap Co., South of Bremerton Airport	976	RR & IRF	IND, BC or RC	Vacant	SKIA UGA	103. Low	203. Low	303. Low	More than 1 mi. from water and sewer, currently forest land, some constrained areas, adjacent to SKIA and rural protection. Major potential impact on employment forecasts.	2 - Industrial Multipurpose Recreation Area; 3 - Business Center

Legend	Status
	All 2 only
	All 3 only
	Both All 2 & 3
	Excluded or Unchanged
#	Land use class in Alt differs from request.

Note: This table contains an evaluation of the reclassification requests based on available maps of public services, natural features, and existing and planned land use patterns, current policy and regulatory guidance, and population/employment projections. This evaluation will be updated as appropriate based on public input as part of Draft EIS for the Comprehensive Plan update.

Kingston Sub-Area Plan Land Use Reclassification Request Worksheet																
Reclassification Requests and Site Specific Request Included in December 2006 Sub-Area Plan																
No.	Applicant	Applicant Address	Applicant Phone	Assessor Account Number	Date Received	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Area	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? July 12, 2006
8	C. Kent Berryman, Olympic Property Group	19245 Tenth Avenue NE, Poulsbo, WA 98370-7456	360-394-0524	022602-1-016-2002, 032602-1-001-2008, 032602-1-002-2007, 032602-1-003-2006, 032602-2-004-2003, 34702-3-003-2004, 342702-4-002-2003, 352702-1-005-2005, 352702-2-025-2009	Letter dated June 30, 2005	24828 S. Kingston Road NE	305 acres	Urban Reserve	Urban Cluster	Vacant/Forested	Kingston	102. Medium	202. Medium	302. Medium	Would expand UGA into Urban Reserve. Site can be served in future; will require service extension. Critical areas include potential wetlands, moderate slopes, and CARA I.	In Alt 2 and 3 as Urban Cluster
3	Alfred M. Claro	P.O. Box 1408, Kingston, WA 98346	360-981-0112	022602-1-035-2008, 022602-1-036-2008	13-Jun-05	23975 S. Kingston Road NE	10 acres	Rural Residential	UL or UM	home, barn, garage	Kingston	102. Medium	202. Medium	302. Medium	No mapped hazards, but appears within CARA I. Would need to extend services. Abuts 2003 UGA boundary.	In Alt 2 and 3 as UL
9	Al White/ Michael Lueck	P.O. Box 1338, Silverdale, WA 98383	360-308-8490	262702-1-008-2003, 262702-1-007-2004	16-Apr-04	10997 NE 272nd St, Kingston	9.35 acres	Rural Residential	UM or UH		Kingston	101. High	202. Medium	303. Medium	Sewer stub at end of parcel. Water available. Critical areas include category III wetland (based on site report), CARA I. Abuts 2003 UGA boundary and proposes similar density as UGA. Higher densities would abut rural.	In Alt 2 and 3 as UM

Legend	Status
	Alt 2 only
	Alt 3 only
	Both Alt 2 & 3
	Excluded or Unchanged
#	Land use class in Alt differs from request.

Note: This table contains an evaluation of the reclassification requests based on available maps of public services, natural features, and existing and planned land use patterns, current policy and regulatory guidance, and population/employment projections. This evaluation will be updated as appropriate based on public input as part of Draft EIS for the Comprehensive Plan update.

Silverdale Sub-Area Plan Land Use Reclassification Request Worksheet												
All Received Reclassification Requests												
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
18	Mark A. Kuhlman	4586 NW Newberry Hill Road Silverdale, WA 98358	.4 acres	UL	NC	home with carport	101. High	202. Medium	302. Medium	Subject parcel has adequate water and sewer. Transportation LOS is D on abutting arterial. Subject parcel is next to another NC parcel and across from Industrial near an interchange. Subject parcel located in moderate geologic hazard area though parcel is already developed as house with carport. The subject site is located along a major arterial. Proposed office use could meet daily neighborhood needs with uses such as chiropractor, real estate services, or day care type uses. However, there is a question as to how far this designation should extend (i.e., does this set a precedent for the next parcel?).	2 and 3	NC
19	CBH LLC, c/o City Bank	West Side Dickey Road Silverdale	22.94 acres	IND	UL	Vacant	101. High	202. Medium	302. Medium	Subject parcel is in an area served by public facilities infrastructure. It has some environmental constraints (critical aquifer recharge area and moderate geologic hazard) and is on the other side of an arterial from other residentially zoned properties. Subject property has slopes which constitute a natural limitation to development of industrial uses. Some increase in residential capacity in Alternative 3. Parcel to east becomes an industrial island (with the request on this site).	2 and 3	UL
20	J. R. Sherrard	.5 Mile North of Anderson Hill Road on Wst side of Old Frontier	4.1 acres	IND	HTC	Vacant	102. Medium	201. High	301. High	The abutting arterial has LOS A. Wastewater utility is at the nearest highway interchange and would need to be extended to the subject parcel. There are no known environmental critical areas on the subject site. The subject site appears to meet policy requirements for Highway/Tourist Commercial designation in that it is located along a major traffic corridor in an urban area near a highway interchange.	2 and 3	HTC

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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
21	Jim and Dorothy Litchfield	11941 Schold RD NW Silverdale	4.31 acres	RP	UL	House Garage	102. Medium	203. Low	303. Low	Silverdale Way has LOS D in this area. Water and Wastewater in Silverdale Way ROW would need to be extended to subject parcel. Also, wastewater line is located just east of parcel. Subject parcel includes wetlands and hydric soils and is part of salmonid refugia area. Existing land use designation (RP) intended to protect significant environmental features. The wetlands on property appear to be part of a larger system of wetlands and hydric soils in area. Subject parcel is outside of the UGA but in the Study area. Parcel not adjacent to UGA and would require conversion of a larger area from rural to urban. Slight increase in residential capacity.	2 and 3 - but becomes UR instead #	UL
22	Michael and Charlene Knapp	1105 Mtn. View Rd	4.55 acres	RP	UR	Cabin	102. Medium	202. Medium	303. Low	Silverdale Way has LOS D in this area and Mountain View Rd has LOS A. Wastewater and water lines are within the UGA and would need to be extended. Subject parcel is in study area but outside UGA. The subject parcel has wetlands on the western edge (applicant says 25,000 sq. ft. of wetland). UGA to be expanded to areas with urban character and services. UR designations are for areas within the UGA that have significant environmental sensitive areas on them. Parcel not adjacent to UGA and would require conversion of a larger area from rural to urban. Slight increase in residential capacity.	2 and 3 - but UL #	UL
23	Robert Hoag	10239 Old Frontier Rd Silverdale, WA 98383	4.65 acres	IND	HTC	Church	102. Medium	201. High	301. High	The abutting arterial has LOS A. Wastewater utility is located at the nearest highway interchange (approximately 600 ft) and would need to be extended to the subject parcel. Water is available. There are no known environmental critical areas on the subject site. The subject site appears to meet policy requirements for Highway/Tourist Commercial designation in that it is located along a major traffic corridor in an urban area near a highway interchange.	2 and 3	HTC

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24	Andrew Seitz	Bison Lane, Brian Lane	10 acres	RR	UL	None	102. Medium	201. High	302. Medium	Nearby arterials are either LOS A or B; Water and Wastewater lines would need to be extended to this site. These services do not appear in immediate vicinity. There appear to be some small areas of moderate geologic hazard on the subject parcel. CPP states that extension of UGB shall go first to areas already characterized by urban growth that have existing public facilities and service capability to serve development. However, a secondary consideration is whether parcel is abutting UGA. Subject parcel does abut UGA.	2 and 3 - but BC #	UL
25	Nancy Moffatt	Silverdale way and Lone Maple Lane NW	30.64 acres	RP	UL underlying zone want Public Facility designation	Vacant	102. Medium	202. Medium	302. Medium	Silverdale Way is LOS D in the vicinity of the subject parcel. Subject parcel is outside of UGA but adjacent. Water and wastewater appear to be available on abutting parcels within the UGA. These services would need to be extended to subject parcel. The parcel includes approximately 1,300 sf of wetland in SW corner which appears to be the headwaters for a stream south of the subject parcel. Properties to the west and south of the subject parcel are in UR designation in neighborhoods that appear to have been built out. Slight increase in residential capacity in Alternative 3.	2 and 3 - but UL in 2 and PF in 3	UL: Supports east/west connection between CK Valley Rd and Silverdale Way
26	Terri Warden	9582 Tracyton BLVD NW Bremerton, WA 98311	.97 acres	UL	UH	Residential and business	102. Medium	201. High	302. Medium	Bucklin Hill Rd has LOS of E and F in the vicinity of subject parcel. Wastewater and water infrastructure are available at the subject parcel. The subject parcel is free of any known environmental constraints. The subject parcel is on a quadrant of the intersection that contains only UL development. However, UH designations occur west and north of the subject parcel. Slight increase in residential capacity in Alternative 3.	2 and 3 Alt 2 MU, Alt 3 UH	Mixed-Use

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27	Byron Harris		10 acres	RR	UL	Vacant	102. Medium	202. Medium	303. Low	Nearby arterials are either LOS A or B; Water and Wastewater lines would need to be extended to this site. These services do not appear in immediate vicinity. There appear to be some areas of moderate geologic hazard on the subject parcel and Clear Creek passes on the northeast corner of subject parcel. CPP states that extension of UGB shall go first to areas already characterized by urban growth that have existing public facilities and service capability to serve development. Parcel not adjacent to UGA and would require conversion of a larger area from rural to urban.	2 and 3 - but BC #	UL
28	Phyllis Olsen	1029 NW Mountain View	1.14 acres	RP	3du/acre	House	102. Medium	202. High	303. Low	Silverdale Way has LOS D in this area and Mountain View Rd has LOS A. Wastewater and water lines are within the UGA and need to be extended. There appear to be no environmental constraints on the subject site. Subject parcel is in study area but outside UGA. UGA should only be expanded if area characterized by urban services and character. Parcel not adjacent to UGA and would require conversion of a larger area from rural to urban. Slight increase in residential capacity.	2 and 3 - but UL #	UL
29	Jean Sherrard	.5 mile South of Apex Rd	24.45	IND	UL	Vacant	101. High	202. Medium	302. Medium	Subject parcel is in an area served by public facilities infrastructure (LOS A, water and wastewater are in abutting residential development). It has some environmental constraints (moderate geologic hazard area, CARA) and is on the other side of an arterial from other residentially zoned properties. Subject property has slopes which constitute a natural limitation to development of industrial uses. Nearby properties are vacant. Industrial uses exist to south and residential on east side of Dickey Rd. Creates an industrial island to the east. Some increase in residential capacity.	Alt 2 - part UL and part IND; Alt 3 all UL	UL

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30	John W. Johnson	Clear Creek Road	34.46	IND	RC	Undeveloped	103. Low	202. Medium	302. Medium	Nearby arterial is LOS B and E in vicinity of subject parcel. It appears that water is available in the nearby arterial. However, wastewater would need to be extended to the subject parcel. There appear to be small areas of wetlands, hydric soils, and moderate geologic hazard areas present on or near the subject parcel. The subject site does not meet the minimum size criteria for the requested designation of RC (needs 40 acres minimum). Therefore, BC is considered in the alternatives.	2 and 3 - RC and IND in Alt 2 (#) and RC in Alt 3	RC & IND
31	Tim Botkin	5255 Chico Way NW	1.32 acres	URS	CMU - no specific class request. Requested commercial and condos.	vehicle storage yard	101. High	202. Medium	302. Medium	Arterial in area at LOS A. Wastewater and water infrastructure appear to be available along site. Subject parcel appears to be unconstrained by environmental critical areas, though streams intersect parcels in the vicinity to the north and south of subject site. The site is within the study area but outside the UGA. CPPs contain criteria for expanding the UGA to areas characterized by urban growth that have adequate existing public facilities and service capability to serve development. Area is characterized by URS designation (Urban Reserve). URS is intended for lands contiguous or adjacent to designated UGAs that are deemed necessary to hold in reserve for potential future inclusion within UGA. To south are areas characterized by RR designation. Proposal to allow higher-density mixed use would make the subject parcel an island of that designation, and would require extension of the UGA to an area larger than the proposal. Proposal would be more consistent with surrounding neighborhood than existing use.	2 and 3 - but NC (NC does allow small scale residential and commercial)	NC

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32	BJC Group	2091 NW Bucklin Hill Rd Silverdale	.7 acres	UH	RC	Single Family Residence	102. Medium	201. High	302. Medium	Bucklin Hill Rd has LOS of F in vicinity of subject parcel. There are both wastewater and water utilities available at the subject site. The subject parcel appears to be free of environmental critical areas. The subject site, in combination with adjoining RC designation and abutting land use requests meets minimum acreage requirements for RC of 40 acres. Property north of Bucklin Hill Rd is RC. Abutting land use designations are UR and UH. Designation is compatible with UH, but incompatible with UR designation. Slight decrease in residential capacity.	2 and 3	RC
33	BJC Group	9594 Mickelberry Road NW	2 acres	UH	RC	Social Security Building	102. Medium	201. High	302. Medium	Bucklin Hill Rd has LOS of F and Mickelberry Rd an LOS of A in vicinity of subject parcel. There are both wastewater and water utilities available at the subject site. The subject parcel appears to be an area characterized by hydric soils. The subject site, in combination with adjoining RC designation and abutting land use requests meets minimum acreage requirements for RC of 40 acres. Property north of Bucklin Hill Rd is RC. Incompatible with nearby UR designation. Slight decrease in residential capacity.	2 and 3	RC
34	BJC Group	2241 NW Bucklin Hill Rd	2.69 acres	UH	RC	Single Family Residence	102. Medium	201. High	302. Medium	Bucklin Hill Rd has LOS of F and Mickelberry Rd an LOS of A in vicinity of subject parcel. There are both wastewater and water utilities available at the subject site. The subject parcel appears to be an area characterized by hydric soils and small wetland area. The subject site, in combination with adjoining RC designation and abutting land use requests meets minimum acreage requirements for RC of 40 acres. Property north of Bucklin Hill Rd is RC. Abutting land use designations are UR and UH. RC incompatible with UR. Slight decrease in residential capacity.	2 and 3	RC

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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
35	Mentor Company	West of HWY 3 adjacent to Eldorado Hills	278 acres	RR	UL	Residential	102. Medium	203. Low	303. Low	Nearby arterials are LOS A. Wastewater and water service is available to abutting residential development. There are portions of subject parcels that appear unconstrained by environmental critical areas. However, there are some areas of wetlands, streams, and moderate geologic hazard areas on the subject parcels. In addition, subject parcels - particularly those on west - are in CARA, high WDFW habitat value area, and category A salmon refugia area. Subject parcels are within study area but outside of UGA. Expansion of UGA shall be directed first to areas already characterized by urban growth that have adequate existing public facilities and service capability to serve development per CPPs. Parcel not adjacent to UGA and would require conversion of a larger area from rural to urban. There are no other UL designations in vicinity of subject parcels. Surrounding designations include RR and URS. Moderate to large increase in residential capacity.	2 (mostly) and 3. Alt 2 (#) Part of request surrounding existing subdivision and to south is in UR. Most of the request is UL. Alt 3 is mostly UL. UR portion surrounds existing subdivision in SE part of request.	UL & UR

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36	Jeff Coombe	no address	14.28	RR	UL	vacant	102. Medium	201. High	302. Medium	Nearby arterials are LOS D and A. Wastewater and water service is available to abutting residential development within UGA. The subject parcel appears to be unconstrained by environmental critical areas. Subject parcels are within study area but outside of (abutting) UGA. Expansion of UGA shall be directed first to areas already characterized by urban growth that have adequate existing public facilities and service capability to serve development per CPPs. Secondary tiers are areas abutting UGA. UGA characterized by built out residential development is located to north and east of subject parcels. UR designations exist to the south and west of the subject parcels. UL is located to east and north of subject parcels within UGA. Slight increase in residential capacity.	2 and 3	UL
37	Calvary Chapel of Silverdale	no address	10 acres	RP	UL	Barn	102. Medium	202. Medium	303. Low	Nearby arterials are LOS A and B. Water utilities are located in area, but wastewater utilities will need to be extended to subject parcel. The subject parcel contains hydric soils, though there appear to be developable areas. Located in Clear Creek watershed, but shows a low habitat value on WDFW map. The subject site is located in the study area but outside the UGA. CPPs state that expansion of UGA, necessary for requested designation, is directed to areas already characterized by urban growth that have adequate existing public facilities and service capabilities to serve development. Subject parcel is not abutting UGA and would require expansion to larger area for UL. Existing designation's purpose is to preserve rural character and protect significant environmental features. Slight increase in residential capacity.	2 and 3. Alt 2 is UR#. Alt 3 is island of UL. Applicant supports UR.	UR

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38	Ernest Kimball	3675 NW Anderson Hill Rd	1.18 acres	UL	RC	General	102. Medium	202. Medium	302. Medium	Nearby arterial is at LOS E. Subject parcel has water and wastewater service available. A stream with hydric soils appears to abut the subject parcel to the west. The subject parcel is too small by itself to meet the minimum 40 acres required for RC designation. However, it abuts RC to the east, and in combination with that property, would exceed the 40 acres. RC designation exists to the south of the subject parcel and southeast of the intersection (across the arterial). UL designation exists west, north and northeast of the subject parcel. "Mixed Use" proposed in subarea plan is for mixed-use development which may achieve applicant's request. Mixed Use compatible with neighborhood. Slight increase in residential capacity.	Alt 2 NC # and Alt 3 - Mixed Use #	NC
39	Richard Christopherson	Vacant	6.14	IND	HTC	Vacant	102. Medium	202. Medium	301. High	The abutting arterial has LOS A. Wastewater utility located at the nearest highway interchange and would need to be extended to the subject parcel. Water appears to be available in the vicinity. There is a non-fish stream located on east side of subject parcel. The subject site appears to meet policy requirements for Highway/Tourist Commercial designation in that it is located along a major traffic corridor in an urban area near a highway interchange.	2 and 3	HTC

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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
40	Ron Ross	9282 St Hwy 303 NE	23.47 acres	URS	UR	Vacant	102. Medium	202. Medium	301. High	Closest arterial is at LOS C. Water is available at site. Wastewater is in vicinity. Subject parcel appears to have moderate geologic hazards/steep slopes on it. Category II critical aquifer recharge area mapped. Subject site is in Study Area just outside of UGA (abutting). Expansion of UGA shall direct growth first to areas already characterized by urban growth that have adequate existing public facilities and service capabilities to serve development. Secondary expansion for those areas abutting a UGA. Subject site abuts Central Kitsap UGA and services are available or in vicinity. URS designation exists outside of UGA to east. UR designation intended for areas in UGA with identified critical areas, appropriate for lower urban densities. UL designation exists to west across arterial. Slight increase in residential capacity.	In Alt 2 in CK UGA as UR. In Alt 3 as UL #. Original request for inclusion in Silverdale UGA.	Include in CK UGA as UR
41	Gary Lindsey	no address	27.97 acres	RR	HTC	Vacant	102. Medium	202. Medium	302. Medium	Nearby arterial has LOS B. Water and wastewater would need to be extended to subject site. Portion of subject parcel within UGA includes a stream and hydric soils, while portion of subject parcels outside of the UGA includes moderate geologic hazards/steep slopes. Existing RR designation's purpose is to promote rural development consistent with rural character in areas unconstrained by critical areas. HTC designation intended for areas along major traffic corridors in urban areas and appropriate highway interchanges. The subject parcel is west of SR-3 about equidistant from two interchanges. RR exists north and west, while BP exists to the south.	2 and 3 -- Alt 2 & 3 HTC	HTC

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42	Gary Lindsey	no address	122.66 acres	RR	UL	Vacant	102. Medium	203. Low	302. Medium	Nearby arterials are LOS D and A. Wastewater and water service is available to abutting residential development and would need to be extended. There appear to be streams, areas of high and moderate geologic hazard, and a bald eagle habitat area on the subject parcels. Subject parcels are within study area but outside of (abutting) UGA. Expansion of UGA shall be directed first to areas already characterized by urban growth that have adequate existing public facilities and service capability to serve development per CPPs. Secondary expansion may occur to areas abutting UGA. UR designations exist to the east and southeast of the subject parcels. Designations to the west are RR and north are UL. UR designations are intended to recognize lands contiguous or adjacent to designated UGA's that are deemed necessary to hold in reserve for potential future inclusion. Moderate increase in residential capacity.	2 and 3 - Alt 2 (#) part UL and mostly UR to account for environmental constraints; Alt 3 mostly UL with some UR on small eastern parcel near SR-3	UL & UR
43	Rick Cadwell and Craig Huish	9506 Mickelberry ST NW	5.5 acres	UR	UH	Residence	103. Low	202. Medium	302. Medium	Nearby arterial has LOS F. Water and wastewater service are both present in the vicinity of the subject parcels and would need to be extended. A report included with application indicates no wetlands on the site, but wetlands to the north and east of site. Applicant submitted a wetland delineation report. No identified critical areas on subjects parcels, but wetlands do exists to east and south of the parcel. The existing designation of UR is for areas within UGA with identified critical areas, appropriate for lower density urban development. This designation exists to the south and east towards the tidelands of Dyes Inlet. Parcels to the north are UH, similar to the request. This designation is appropriate for areas where a full range of public services are available and may be a mix of land uses including residential and office. Slight increase in residential capacity.	2 and 3	UH

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44	Cornelius A. Ross	Silverdale Loop Road Lot 115	3.39 acre	UL	UH	Vacant	102. Medium	202. Medium	302. Medium	Nearby arterial is LOS F. Water and wastewater utilities are available in the vicinity of the subject parcel. The subject parcel has a stream and moderate geologic hazards/steep slopes on it. This parcel is in an area predominantly characterized by UL designations. Property that appears to be east of the stream to the east of the parcel is designated RC. UH designation requested encourages high densities in areas with a full range of public services and facilities available. This designation may include a mix of residential and office uses. The UL designation is for predominantly single-family type residences. "Mixed Use" proposed in subarea plan is for mixed-use development which may achieve applicant's request. Slight increase in residential capacity.	2 and 3 - but Mixed Use #	NC
45	Cornelius A. Ross	Intersection SR3 Chico Exit and Chico Way NE	3.23	RR	UR	Vacant	101. High	203. Low	303. Low	Nearby arterial is at LOS A. Wastewater and water utilities available at site. The subject parcel includes wetlands, 600 ft of Dyes Inlet waterfront shoreline and tide flats. The subject parcel is within the study area but outside of the UGA. The CPP's say that expansion of UGA shall direct growth to areas already characterized by urban growth that have adequate existing public facilities and services. The subject parcel is in an area of RR with some UR in the vicinity to the north. The requested designation of UR would require the UGA expansion. Parcel not adjacent to UGA and would require conversion of a larger area from rural to urban. UR is intended for areas of the UGA that have identified critical areas and are appropriate for lower urban densities. RR is intended to promote development consistent with rural character in areas unconstrained by critical areas. Subject parcels outside of UR area and not adjacent. Slight increase in residential capacity in Alternative 3.	2& 3 - Alt 2 as UR, Alt 3 as UL (#)	UL

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46	Cornelius A. Ross	Munson Street, Short Plat 7012	.4 acres	UL	Unspecified	Vacant	102. Medium	202. Medium	302. Medium	Nearby arterial is LOS F. Water and wastewater utilities are available in the vicinity of the subject parcel. The subject parcel appears to have moderate geologic hazards/steep slopes on it. This parcel is in an area predominantly characterized by UL designations. Property that appears to be east of the stream to the east of the parcel is designated RC. The UL designation is for predominantly single-family type residences. "Mixed Use" proposed in subarea plan is for mixed-use development which may achieve applicant's request. Slight increase in residential capacity.	2 and 3 - but Mixed Use	NC
47	Lindstom Family	North of Newberry Hill Road and Newberry Woods	110 acres	RP	RR	Vacant	102. Medium (for rural request)	203. Low	303. Low	The nearest arterial has an LOS of B. Wastewater and water services are not available at the subject parcels. The subject parcels have some moderate geologic hazard areas/slopes on the eastern edge along with a small stream area. Large portions of the subject parcels appear unconstrained by environmental critical areas. The subject parcel is surrounded by RP designations with RR designations east of the area. RP designations are intended to promote low density development in keeping with rural character and protect significant environmental features. RR designation is intended to promote development consistent with rural character in areas unconstrained by critical areas. The RP area to the south is a built up subdivision, but there is no current access to arterials through that area. Access appears to be taken to the north through RP designated properties on the edge of the study area.	Excluded - remains RP	Deferred; remains RP

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All Received Reclassification Requests												
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
48	Gary Lindsey	no address	2.55	UL	UM	Residence	102. Medium	201. High	302. Medium	The nearest arterial has an LOS of A. Wastewater and water utilities are available in the vicinity of the subject parcel but need to be extended. The subject parcel appears to be unconstrained by environmental critical areas, but there are moderate geologic hazard/slopes to the west of the parcel. The area to the west and south of the subject parcel is UL, while the area to the east is RC designation. North of the parcel is SR-3. The UL designation is intended for primarily single-family type residential (lower density urban) development. The requested UM designation is intended to recognize existing development patterns, maximize return on public investment, and facilitate public transit/promote affordable housing. "Mixed Use" proposed in subarea plan is for mixed-use development which may achieve applicant's request. Slight increase in residential capacity.	2 and 3 - but Mixed Use # (applicant supports mixed-use)	Mixed-Use

Silverdale Sub-Area Plan Land Use Reclassification Request Worksheet												
All Received Reclassification Requests												
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
49	Ron Ross	no address	144.25 acres	RR	UR		101. High	203. Low	303. Low	Central Valley Rd is at LOS A near the subject parcel. Water is available on the site. A wastewater line runs through the subject parcels. The subject parcels have streams, wetlands, hydric soils, and moderate geologic hazards on portions. A Category I and Category II aquifer recharge area is mapped on the property. The subject site is surrounded on the north, west, and east by RR designations. Subject site is in the study area but outside the existing UGA. Within UGA to south is property designated UR. RR is intended to promote development consistent with rural character in areas not significantly constrained by critical areas. Urban Restricted are areas within UGAs that have been identified as critical areas, and are therefore appropriate for lower density development. In order to obtain a UR designation, the UGA would need to be extended to this area. Slight increase residential capacity. UGA expansion shall direct growth first to areas already characterized by urban growth that have adequate existing facilities and service (CPP). 2004 Staff Report identif	2 & 3 - Alt 2 in CK UGA as UR, Alt 3 as UR	Include in CK UGA as UR

Silverdale Sub-Area Plan Land Use Reclassification Request Worksheet												
All Received Reclassification Requests												
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives? 7/12/06	CAC Recommendation
50	Sharon and Mike Alger	3887 Anderson Hill Rd	0.13 acres	UL	NC	Residential	102. Medium	202. Medium	302. Medium	Nearest arterial is at LOS E. Subject parcel has wastewater and water service available. The subject parcel appears to be unconstrained by environmental critical areas. The surrounding area is designated UL, which is intended for lower urban densities characterized by single-family residences. The requested NC designation is for commercial centers occurring on smaller sites and providing for daily and/or quick stop needs of the immediate neighborhood. Should be at least 1/2 mile from other NC designations and at intersections or major collectors. The arterial is a major collector - but not near a major intersection. Applicant wants an appraisal office, which does not appear to meet neighborhood quick-stop needs. Slight increase residential capacity. "Mixed Use" proposed in subarea plan is for mixed-use development which may achieve applicant's request.	2 and 3 - Alt 2 as NC, Alt 3 as Mixed Use (#)	NC
51	Gerald David	5491 NW Anderson Hill Rd.	80.53 acres	RR	UR		102. Medium	203. Low	303. Low	Arterials in area operate at LOS D and B. Wastewater and water infrastructure appear not to be available near the site. The subject parcel has wetlands, hydric soils, streams, and moderate geologic hazard/slopes on it. The site is within the study area but outside the UGA. CPPs include criteria for expanding the UGA to areas characterized by urban growth that have adequate existing public facilities and service capability to serve development. Existing designation of RR is intended for areas with rural character that are relatively unconstrained by critical areas. UR is appropriate for urban areas with identified critical areas, thus needing lower density. Slight increase in residential capacity in Alt 3.	2 & 3	UR

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Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
All Received Reclassification Requests											
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
72	Charles Childress	North of SW Berry Lake Rd.	9.5 acres	Urban Reserve	Urban Residential	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No
73	Gloria Gonzalez	1220 SW Chanla Ct.	1.25 acres	Urban Reserve	(none specified)	1 dwelling unit (undeveloped per Assessor records)	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No
74	Cynthia LaFave	1177 SW Berry Lake Rd	5 acres	Urban Reserve	Commercial	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3: Yes (Urban Low) #, Alt-1 & Alt-2: No
75	Sandie Bollinger	1611 SW Old Clifton Rd.	5 acres	Urban Reserve	Commercial / Urban Residential	Residence	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3: Yes (Urban Low) #, Alt-1 & Alt-2: No
76	Siriporn Lieseke	3833,3847 & 3875 Lieseke Ln. SW	10 acres	Urban Reserve	Urban High Residential	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3: Yes (Urban Low) #, Alt-1 & Alt-2: No
77	Arthur Hoisington	1337 SW Old Clifton Rd.	5.3 acres	Urban Reserve	Urban Residential / Commercial	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (Industrial) #, Alt-1: No
78	Dennis E. Browne	6440 SE Skycrest Ln.	9.8 acres	Rural Protection	Residential - 1 d.u. per acre	Well house, storage shed, carport, mobile home	103. Low	202. Medium	Low 303.	Subject parcel does not have water or sewer. No critical area constraints are evident. Surrounding uses are mostly undeveloped land, open space and rural residential at 1 unit per 5-10 acres. One adjacent parcel is 1 unit per 2.5-5 acres. The request is to change one rural designation to another, which is outside the scope of the 10-Year Update.	Excluded, remains RP
79	Ronald and Mary Wright	SE corner of SW Berry Lake Rd & SW Old Clifton Rd.	5.6 acres	Urban Reserve	Urban Low (Confirmed Phone Call: 06-16-05)	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No

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10-Year Comprehensive Plan Update

Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
All Received Reclassification Requests											
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
80	Charlene Bruns	North of SW Old Clifton Rd.	9.2 acres	Urban Reserve	Commercial / High Density Residential	Vacant				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-2 & Alt-3: Yes (Industrial) #, Alt-1: No
81	Bill and Lila Brown	North of SW Old Clifton Rd.	10 acres	Urban Reserve	Commercial / Urban Residential	Vacant 1 acre lots				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-2 & Alt-3: Yes (Industrial) #, Alt-1: No
82	Ruthie Wrothwell	South of SW Old Clifton Rd.	11 acres	Urban Reserve	Commercial / High Density Residential	1 home				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low)#, Alt-1 & Alt-2: No
83	Debbie Thompson	North of SW Berry Lake Rd.	.8 acres	Urban Reserve	Urban Residential	Residence				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No
84	Paul Hilburn	1360 Sw Old Clifton Rd.	5+ acres	Urban Reserve	Commercial	1 dwelling unit				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Industrial) #, Alt-1 & Alt 2: No
85	German Dacanay	South of SW Berry Lake Rd.	4.5 acres	Urban Reserve	Commercial / Urban Residential	Vacant				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low) #, Alt-1 & Alt-2: No
86	Kenneth and Clarice Mischel	South of SW Berry Lake Rd.	5.2 acres	Urban Reserve	Urban Residential	1 home				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No
87	Darlene Mather	1340 SW Berry Lake Rd.	4 1 / 2+ acres	Urban Reserve	Urban Residential	1 home				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No
88	Odin Berntson	966 SW Berry Lake Rd	4.8 acres	Urban Reserve	Urban Residential	1 home				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No

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Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
All Received Reclassification Requests											
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
89	Jerome Mischel	1933 SW Berry Lake Rd	22 acres	Urban Reserve	Urban Residential	home and out buildings	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No	
90	William Mahan	573 SW BerryLake Rd	13 acres	Urban Reserve	Commercial / High Density Residential	home and out buildings	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2: Yes (HT Commercial) Alt-3: Yes(Urban Low) #, Alt-1: No	
91	Gary and Linda Bruhn	1394 SW Old Clifton Rd	2 acres	Urban Reserve	Commercial	Single family residence	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Industrial) #, Alt-1 & Alt 2: No	
92	George Coursey	South of SW Old Clifton Rd.	8 acres	Urban Reserve	Commercial	5 single residences	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Industrial) #, Alt-1 & Alt 2: No	
93	Preston Bruhn	1404 SW Old Clifton Rd.	2.5 acres	Urban Reserve	Commercial	Single family residence	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Industrial) #, Alt-1 & Alt 2: No	
94	Oksun Grimaud	1241 SW Chawla Ct	5 acres	Urban Reserve	Urban Residential	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Industrial) #, Alt-1 & Alt 2: No	
95	Jeff Blackstock	SW Old Clifton Rd.	10 acres	Urban Reserve	Commercial	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May, 5, 2006)			Alt-2 & Alt-3: Yes (Industrial) #, Alt-1: No	
96	Randolph Dasho	1670 SW Old Clifton	1 / 4 acres	Urban Reserve	Commercial	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Urban Low) #, Alt-1 & Alt-2: No	

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Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
All Received Reclassification Requests											
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
97	Errol Dow	North of SW Old Clifton Rd.	7 acres	Urban Reserve	High Urban Residential	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Industrial) #, Alt-1: No	
98	Errol Dow	North of SW Old Clifton Rd.	3 acres	Urban Reserve	Commercial	Rentals	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Industrial)#, Alt-1: No	
99	Raul Gonzalez	1200 SW Chawla Ct.	1.25 acres	Urban Reserve	Urban Residential	1 dwelling unit	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No	
100	Denise Mandeville	1201 SW Chawla Ct.	1.25 acres	Urban Reserve	Multi-family	1 dwelling unit	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Urban Low) #, Alt-1 & Alt-2: No	
101	Kenneth Jordan	649 SW Berry Lake Rd	5.65 acres	Urban Reserve	Urban Residential	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No	
102	Richard and Susan Hurst	4700 Oakhurst Ln. SW	4.8 acres	Urban Reserve	Urban Residential	1 home	103. Low	203. Low	303. Low	Subject parcel is located within 1200 feet of Old Clifton Road where a sewer line runs, but the parcel is not located within either a sewer or water service district area. Subject parcel is surrounded by residential uses on three sides with densities ranging from 1.2 du/acre to 1 du per 4 acres. To the south is undeveloped land. Subject parcel is currently designated Rural Protection and is located to the east of ULID #6 but is not contiguous. No additional capacity is required for ULID #6.	Excluded, remains Urban Reserve
103	Gaylord Johnson	560 SW Berry Lake Rd	8.2 acres	Urban Reserve	Commercial / Urban Residential	2 homes	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2: Yes(HTC) Alt-3: Yes (Urban Low) #, Alt-1: No	

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Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
All Received Reclassification Requests											
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
104	Jeff and Kuicha Davison	4100 Franway Ln. SW	4.7 acres	Urban Reserve	Urban Residential	1 home				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No
105	Phil DeValut	1283 & 1295 SE Sedgwick Rd.	1.05 acres	Urban Low	Highway Tourist Commercial	Residence				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (HTC), Alt-1 & Alt-2: No
106	E.D. Harvey	East of Brasch RD SE & South of SE Emelia Ln.	10 acres	Urban Reserve	Urban Residential	Vacant				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-2 & Alt-3: Yes (Urban Restricted), Alt-1: No
107	Candi Collyer	1443 Warner Ave SE	3.78 acres	Rural Residential	Urban Residential	1 home and garage				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No
108	Lisa Miller	4682 SE Foss Rd.	.64 acres	Rural Residential	Residential	Garage, carport				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No
109	Justin Travette / RJ Peabody	1242 Warner Ave.	.65 acres	Rural Residential	Urban Low	Residential				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No
110	Pat and Cheryl Lockhart	Between Gorst and Bremerton above Hwy. 3	120 acres total	Industrial, Industrial with Mineral Resource overaly, Commercial & Urban Reserve	Industrial, Commercial & Urban Residential	Residential, Vacant & Mining				Please refer to 10 Year Land Use Reclassification Requests.	Alt-2 & Alt-3: Yes (Gorst UGA), Alt-1: No
111	N.L Olsen & Associates	1381 & 1391 Lund Ave.	.30 & .28 Acres	Urban Low	Highway Tourist Commercial	Single family residence				Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)	Alt-3: Yes (HTC), Alt-1 & Alt-2: No(Urban Low)

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Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
112	Jeff Stokes	Mullinex Rd & Hwy 16	.79 & .83 acres	Rural Protection	Commercial	Vacant	103. Low	203. Low	303. Low	Subject parcel is not located within a water or sewer service district. Almost a third of the site appears to be constrained by a wetland and its buffer. Surrounding uses consist of residential, undeveloped and one stand alone commercial parcel to the south. The parcels are designated Rural Protection and are about one-half mile from the POSK preferred alternative boundary.	Excluded - remains RP
113	Barbara Row	8542 & 8520 Vandecar Rd. SE	10 acres	Residential	Residential - 1 d.u./2.5 acre	Residential	102. Med	203. Low	303. Low	Subject parcel has water but no sewer service. Almost half of the parcel is constrained by wetlands and their buffers. Surrounding land uses include residential at densities ranging from 1 du per 2 acres to 1 du per 16 acres, undeveloped land and commercial in the northwest. The request is to change one rural designation to another, which is outside the scope of the 10-Year Update.	Excluded - remains RR
114	Cydly Smith	South of SE Sedgewick Rd, West of Converse Ave.	16.64 acres	Urban Reserve Zone	(none specified)	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
115	Clare Leshner	3370 SE Bielmeir Rd.	35 acres	Urban Reserve	Residential	Mobile Home Park	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
116	Arlene McCown	3649 Anderson Hill Rd.	6.95 acres	Urban Reserve	Urban Low	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (Urban Low), Alt-1 & Alt-2: No	
117	John Busek	Bethel Rd SE	4 acres	Urban Reserve	Commercial or Urban Low	Pasture / Standing timber	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	
118	Kim and Dave Thoren	4850 Geiger Rd SE	1.51 Acres	Urban Reserve	(none specified)	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	

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All Received Reclassification Requests											
No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
119	Trondson Construction	Baker Rd, West of Phillips Rd.	5 acres	Urban Reserve	Residential	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
120	William Brock	5816 Ferate Ave SE	1 acre	Urban Reserve Zone	Urban High Density	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC) #, Alt-1: No	
121	William Brock	5756 Ferate Ave SE	5 acres	Urban Reserve Zone	Urban High Density	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC) #, Alt-1: No	
122	William Brock	5786 Ferate Ave SE	4 acres	Urban Reserve	Urban High Density	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC) #, Alt-1: No	
123	Barry Bailik	1309 Warner Rd. SE	4.5 acres	Rural Residential	Urban Low	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
124	Donald Ryan	North of Sedgewick Rd.between Geiger Rd SE & Ramsey Rd SE	1 acre	Urban Low	Commercial (Highway Tourist Commercial)	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-3: Yes (HTC), Alt-1 & Alt-2: No	
125	McCormick Land Company	North of Lake Flora Rd, East of Sunnyslope Rd.	240 acres	Interim Rural Forest	Rural Residential	Forest Land & Vacant	103. Low	203. Low	303. Low	Subject parcel does not have water or sewer. Surrounding land uses are undeveloped lands and open space with a small amount of rural residential to the south of the parcel along Flora Road. To the northwest is land purchased by the County for open space preservation. Current use is forest land. The request is to change one rural designation to another, which is outside the scope of the 10-Year Update.	Excluded - remains Rural Wooded

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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
126	McCormick Land Company	West of Sunnyslope Rd, North of BPA Power Line	90 acres	Interim Rural Forest	Rural Residential	Forest Land	103. Low	203. Low	303. Low	Subject parcel does not have water or sewer. Surrounding land uses are forest land, undeveloped lands and open space. To the southeast is land purchased by the County for open space preservation. Current use is forest land. Parcel is adjacent to SKIA UGA. The request is to change one rural designation to another, which is outside the scope of the 10-Year Update.	Excluded - remains Rural Wooded
127	Fred Depee	Sw Corner of Baker & Phillips	18.29 acres	Urban Reserve	Urban Zone	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
128	Fred Depee	Off Baker & Phillips, SW Corner	2.5 acres	Urban Reserve	Urban	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
129	Dan and Anne Pickens	SW Corner of Phillips & Sedgewick	16 acres	Urban Reserve	(none specified)	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
130	David Bernstein	SE Corner of Sedgewick & Geiger	.88 acres	Urban Reserve	Highway Tourist Commercial	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	
131	R. Scott Kiele	5409 Bethel Rd. SE	.89 acre	Urban Reserve	(none specified)	House, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	
132	Pete Ohman	1621 SE Van Skiver Rd.	3.77 acres	Urban Reserve	Highway Tourist Commercial	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	
133	Ron Marston	5230 Sydney Rd SW	10 acres	Rural Protection	Commercial	Vacated Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	

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Port Orchard / South Kitsap Sub-Area Plan Land Use Reclassification Request Worksheet											
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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
134	Robert Pilger	Between 6500 SE Mile Hill Dr. & 1601 Woods Rd SE	3.89 acres	Rural Residential	Commercial	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (NC), Alt-1: No
135	James Avery	1098 Sedgwick	3.36 acres	Urban Reserve	Highway Tourist Commercial	1 home, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (HTC), Alt-1: No
136	Michael Hill	4668 Ramsey Rd. SE	1.25 acres	Urban Low	Urban Medium	1 home, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-1, Alt-2, & Alt-3: No (Remains Urban Low)
137	Daniel Landon	7354 Bethel - Burley Rd SE	8.13 acres	Rural Residential	Residential - 1 d.u./2.5 acres	Residential	103. Low	203. Low	303. Low	Subject parcel is no located within a water or sewer district. Approximately 80 percent of the subject parcel is constrained by geologic hazards and wetlands. Surrounding land uses include residential at densities higher and lower than request. The request is to change one rural designation to another, which is outside the scope of the 10-Year Update.	Excluded, remains RR
138	Jason Landon	7300 Bethel - Burely Rd SE	5 acres	Rural Residential	Residential - 1 d.u./2.5 acre	2 homes	103. Low	203. Low	303. Low	Subject parcel is no located within a water or sewer district. Approximately 80 percent of the subject parcel is constrained by geologic hazards. Surrounding land uses include residential at densities higher and lower than request. The request is to change one rural designation to another, which is outside the scope of the 10-Year Update.	Excluded, remains RR
139	Daniel Ehlert	4468 Feigley Rd. SW	2.99 acres	Urban Reserve	Urban Residential	1 dwelling unit	103. Low	203. Low	302. Medium	Subject parcel is located within 500 feet of sewer lines. However, it is not located within a sewer or water district. Surrounding land uses include residential at densities of 1 unit per 1-2.5 acres or lower. Currently designated Urban Reserve, and located proximate to ULID #6	3 only

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10-Year Comprehensive Plan Update

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140	Robert Waters	5163 Bethel Rd SE	3.25 acres	Urban Reserve	Urban Low	1 house, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (HTC) #, Alt-1: No
141	Greg and Debra Wyman	1298 Woods Rd SE	4.63	Rural Residential	Residential - 1 d.u./2 acres	1 home, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Excluded, remains RR
142	Velma Ortendahl	5023 Beach Drive	6.6 acres	Rural Residential	Urban Residential	1 home	102. Medium	203. Low	303. Low	Subject parcel currently has access to water. Sewer was installed for public health reasons. Parcel is partially constrained by geologic hazards and wetland buffers. Adjacent land uses include residential at densities of 1-2 units per acre along the shore and undeveloped land and open space to the east. The site is not proximate to a UGA boundary.	Excluded, remains RR
143	Velma Ortendahl	East of California Ave SE & South of SE Truman St.	4.82	Rural Residential	Urban Residential	Vacant	102. Medium	202. Medium	303. Low	Subject parcel is within 500 feet of sewer lines and has water service. It is not constrained by critical areas and surrounding land uses to the east are residential at densities of 1-5 and 5-9 units per acre in the east within the Manchester LAMIRD and 1 unit per 2-5 acres to the west and south. The site is not proximate to a UGA boundary.	Excluded, remains RR
144	Joseph and Karen Winniford	1568 Nebraska Street	.66 acres	Rural Residential	Highway Tourist Commercial	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (NC), Alt-1: No
145	Loren and Karen Olsen	1883 SE Bielmeir Rd.	6.5 acres	Rural Residential	Commercial	Fill site/Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (HTC), Alt-1: No

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10-Year Comprehensive Plan Update

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No.	Applicant	Parcel Location	Parcel Size	Current Zoning	Requested Zoning	Current Use	Adequacy of services and facilities (Criteria I and vi)	Suitability and on-site/off-site effects (Criteria iii and iv)	Policy and plan consistency (Criteria ii, v, and vii)	Discussion	Inclusion into 10-Year Update Alternatives?
146	Loren Olsen	Phillips Rd. between Danolo & Baker	18.65 acres	Rural Protection	Urban	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	
147	Ken and Clarice Mischel	SE Corner of Rose Rd. & Hwy 16	2.5 acres	Urban Reserve	Commercial	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	
148	William Palmer	SE quadrant of Phillips Rd. & Sedgwick Rd.	55 acres	Rural Protection	Residential Subdivision	Vacant	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low/Urban Restricted), Alt-1: No	
149	William Palmer	600' South of SE Ives Mill Rd. on Bethel Rd.	1.54 acres	Urban Reserve	Commercial	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (HTC), Alt-1: No	
150	William Palmer	2232 SE Sedgwick Rd.	.74 acres	Urban Reserve	Commercial	1 house, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low) # Alt-1: No	
151	William Palmer	1736 Cashmere St.	7.32 acres	Rural Protection	Urban Low	1 house, garage	103. Low	203. Low	303. Low	Subject parcel is not located within a water or sewer district. Surrounding land uses include residential at 1 du/acre in the north and 1 du per 2 - 5 acres in the south. Currently designated Rural Protection. Requested designation is inconsistent with Comp Plan and GMA goals.	Excluded, remains RP
152	William Palmer	4804 Phillips Rd.	15.93 acres	Urban Reserve	Urban Low	1 house, garage	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)			Alt-2 & Alt-3: Yes (Urban Low), Alt-1: No	

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153	William Palmer	SE Mile Hill Dr. & Woods Rd. SE	.38 acres	Rural Residential	Highway Tourist Commercial	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-2 & Alt-3: Yes (NC) #, Alt-1: No
154	William Palmer	4311 Bethel Ave.	22.16 acres	Highway Tourist Commercial & Urban Low	Commercial and MFR	1 home	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Alt-3 : Yes (HTC), Alt-1 & Alt-2: No(Split UL/HTC)
155	Ron Wiley	7245 Bethel-Burley Rd. SE	6.88 acres	Rural Residential	Zoning to allow expansion of existing operations on adjacent site	Office, warehouse, storage shed	103. Low	202. Medium	303. Low.	Subject parcel is not located within a water or sewer service district. The parcel is mapped for geologic hazards. An existing commercial use on the northern portion of the site is non-conforming. Reclassification would make the existing use conforming but would allow expansion of the use. The site is separated from the POSK preferred alternative boundary by SR 16.	3 only
156		3190 Menzies Rd. SE	5 acres	Rural Protection	Residential 2.5 acre lots	Residential	Please refer to Appendix A of the Port Orchard/South Kitsap Sub-Area Plan/Preliminary Final EIS (May 2006)				Excluded, remains RP

Legend	Status
	Alt 2 only
	Alt 3 only
	Both Alt 2 & 3
	Excluded or Unchnaged
#	Land use class in Alt differs from request.

Note: This table contains an evaluation of the reclassification requests based on available maps of public services, natural features, and existing and planned land use patterns, current policy and regulatory guidance, and population/employment projections. This evaluation will be updated as appropriate based on public input as part of Draft EIS for the Comprehensive Plan update.