



Kitsap County Department of Community Development

2018 Comprehensive Plan Amendments - Planning Commission Consideration - Comment Matrix			
#	Name, Org	Comment	Staff Response
AMENDMENT: KINGSTON URBAN VILLAGE CENTER (UVC) ZONE REVIEW			
5.	Jim Pivarnik, Kingston Stakeholders	<p>Summary of attached comment:</p> <ul style="list-style-type: none"> The Kingston Stakeholders, the urban economic development arm of the Greater Kingston Chamber of Commerce, wishes to recognize and thank Commissioner Gelder and DCD for undertaking the review of policies and development of regulation related to the UVC zone. A variety of issues have prevented the development and growth of Kingston per the vision put forth by the community. Strongly support the adoption of the recommendations as proposed. <p>Topics: Mixed Use, Parking Requirements, Design Standards</p>	Thank you for this comment.
6.	Jason Manges	<p>I would like to give my full support to the proposed changes to the Kingston UVC including elimination of mixed use requirement and reduction of parking requirements. I am a UVC resident and plan to live in this zone for the foreseeable future.</p> <p>I would like to enforce a modest interpretation of the adopted design standards. I think the building that was permitted on the corner of 2nd and Ohio should have never been allowed because it violates the principles of that standard.</p> <p>Town needs to grow and encourage new models of HOUSING. People = activity and support of existing retail.</p>	Thank you for this comment. Your comment regarding the administration of the adopted design standards will be shared with DCD permitting staff.
7.	Kate D'Archangel	<p>I would like to give my full support to the proposed changes to the Kingston UVC including elimination of mixed use requirement and reduction of parking requirements. I am a UVC resident and plan to live in this zone for the foreseeable future.</p>	Thank you for this comment.
8.	Byron Acohido & Robin Acohido	<p>Summary of attached comment:</p> <p>1.) UVC rule changes. I wholeheartedly applaud and subscribe to the input you've received from Dave Wetter and Rick Lanning. Flexibility for local</p>	Thank you for this comment.

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		<p>property owners, and a good working relationship, built on trust, between individual owners and the county, are vital. The county's long term population density goals for the UVC make a lot of sense and should be steadily implemented. That said, property owners should not be hamstrung by obtuse rules, enforced categorically. I'm aware of the details of a handful of cases where the standing rules resulted in UVC property owners not being able to develop their lots in ways that would have reinforced the unique character of our seaside town, while also contributing to population density targets. Moving ahead, foresight and flexible on meeting such things as population density and parking is crucial on each and every proposed project. There must be room in the rules -- and in the project approval process -- for individual property owners and county staff to collaborate and arrive at creative solutions. The common, shared goal, should be to nurture the unique character of Kingston. These proposed rule changes are a step in that direction.</p> <p>2.) Traffic flow. By far, the biggest thing preventing Kingston from becoming all that it should be is poorly organized traffic flow. With the coming of the walk-on ferry this problem will be exacerbated. The good news is that the local business and civic groups are highly motivated to collaborate on near term improvements. However, what is really needed is a comprehensive, long term plan, with input from professional planners. Clearly this will also require cross jurisdictional collaboration. At the moment, there is a leadership vacuum. If there is anything you can do to identify -- and strongly support -- local, regional or state leaders to take this on, it would be of tremendous benefit. Better yet, perhaps you could take this on personally. The results will be highly visible and make a big impact.</p>	
9.	Nancy D'Archangel	I support the proposed amendments to the Kingston UVC zone.	Thank you for this comment.
10.	Richard D'Archangel	I support the proposed amendments to the Kingston UVC zone.	Thank you for this comment.

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11.	Mark Jovanovich & Paul Groomer, Hinoki, LLC	<p>Topics: Mixed use (Amendment #1-2 & #8), Parking (Amendment #3), Maximum Density (Amendment #5-7)</p> <p>We are property owners in the Kingston UVC zone. We have gone through the Short Subdivision approval process for a 6 unit attached single family development known as Hinoki Terrace, Permit No. 167-05735. In order to win approval for this project, 1/3 of the proposed floor area had to be available for commercial use, a completely arbitrary figure. In order to meet the requirement, two of the six units were designated as possible conversion to commercial applications, along with the required parking for such use. Due to the commercial requirements for parking, our project area is dominated by parking spaces. It's unfortunate that so much space is taken away from the landscape. Two of our potential buyers have only one vehicle yet we are required to have 2.5 spots per unit plus commercial spaces as well. Garages don't count as parking spaces making it all the more difficult to achieve.</p> <p>The process to meet this criteria was time consuming and expensive. One of our objections to the county's review of our plans was their injecting portions of the "complete streets" plan that has not been adopted. Having to address this issue was expensive and really unnecessary, we feel this was an error in the county's assumption. The neighbors who have commented are opposed to more commercial uses in this neighborhood as we are directly adjacent to an under-developed business area in downtown Kingston's core. Having lived in the neighborhood for nearly 3 years has convinced us that more housing is what is really needed here.</p> <p>Therefore we are supportive of the proposed elimination of the mixed use requirement.</p> <p>We are opposed however to the proposal to allow an increase in maximum density, as it would alter the small-town character that makes Kingston an</p>	<p>Thank you for this comment regarding the proposed amendments #1-3 and #4-8. The described project seems to have experienced most of the regulatory barriers identified by the Kingston UVC Workgroup, which the proposed amendments (and future amendments to Kitsap County Code) are intended to address.</p> <p>The Kingston Subarea Plan includes a policy to increase density allowed in the UVC, which is currently 10-18 dwelling units/acre compared to 10-30 dwelling units/acre for the adjacent commercial zones in the Kingston UGA. Like many municipalities that no longer specify a maximum density in their downtown commercial cores, including Bainbridge Island and Poulsbo, building height/size/form, site development, and community character would continue to be governed by design standards (e.g. height, scale, design characteristics, etc.) and other development regulations (e.g. landscaping, stormwater, parking, etc.). The change in density would only affect how many units could be located within the allowed building envelop.</p> <p>Regarding the referenced project, the proposed amendments will not require revisions to the approved permits. If they wish, the applicant could choose to submit revisions to their permitted project, after the amendments are adopted. Details regarding that process should be directed to the DCD Permit Center.</p>

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		<p>attractive place to live , and believe it to be inconsistent with the Kingston design standards.</p> <p>Our main concern going forward is how the proposed changes will affect our project. We would like to amend our proposal to reflect the new reality once the changes are approved.</p> <p>This will incur additional time and expense, which would not be needed if the amendments were not happening. We'd like to hear from County staff as to whether there may be some ways to mitigate going through another approval process.</p> <p>When we discussed this with Peter Best from KCDC at the open house last month he had no information about this. Also he indicated there may be some other changes in the works to address other related issues, specifically the possibility of allowing ADU's in the zone, and elimination of the attached single-family requirement. Both of those are pertinent to the design of our project.</p>	
12.	Keith Norbut	<p>Topics: Mixed use (Amendment #1-2 & #8)</p> <p>I support this Amendment. The UVC change relaxes the mixed-use requirement for new residential construction to reserve space for commercial use. The existing requirement adds significant costs to construction and inhibits affordable housing.</p> <p>Same as comment #12.</p>	Thank you for this comment.
13.	Dora Norbut		See response #12.



August 4, 2018

TO: Kitsap County Planning Commission
FROM: Kingston Stakeholders

RE: Comments on the Annual Comprehensive Plan Amendments for 2018

The Kingston Stakeholders, the urban economic development arm of the Greater Kingston Chamber of Commerce, wishes to recognize and thank Commissioner Gelder and the Department of Community Development (DCD) for undertaking the review of policies and development of regulations related to the Urban Village Center (UVC) zone. A variety of issues have prevented the development and growth of Kingston per the vision put forth by the community. Although some progress was made in the Comprehensive Plan Review in 2016, some barriers remained.

The Kingston UVC Workgroup was established in 2018 to address the remaining barriers to development and planned growth of Kingston. The Workgroup proposed the following amendment:

- Remove the mixed-use requirement in the UVC zone
- Clarify incentive-based parking programs policy
- Remove completed Subarea Plan Policies
- Revise the allowed density in the UVC zone.

In addition, they recommend a Determination of Non-Significance for SEPA.

The Kingston Stakeholders strongly support the adoption of the above recommendations as proposed.

The Kingston Stakeholders is a group of concerned community members that actively support and advocate for the economic vitality and livability of Kingston. Thank you for the opportunity to comment on the proposed future direction for Kingston.

A handwritten signature in blue ink, appearing to read "Jim Pivarnik", is written over a blue circular stamp or seal.

Jim Pivarnik,
Treasurer, The Kingston Stakeholders

July 16, 2018

12425 NE Marine View Dr.
Kingston, WA 98346

Robert Gelder
Kitsap County Commissioner
614 Division St.
Port Orchard, WA 98366

Dear Commissioner Gelder:

Thank you very much for hosting the July 10th open house in Kingston. I congratulate you and the county staffers for very effectively conveying the gist of what's unfolding, with respect to the county's master planning efforts.

My wife, Robin, and I moved to Kingston in 1995. Today we have three sons and their wives, and five (soon to be six) grandchildren thriving in Kingston. In 2013, we purchased an unoccupied property in the heart of the UVC, at 11650 NE Oregon St. With much sweat equity, we have turned it into a community asset – a daily destination for seniors, young adults, families and children. It is now home to a Medicare supplemental insurance broker, a therapeutic masseuse, yoga classes and a Hawaiian music and dance troupe.

Over the years, I have personally contributed my professional strategic communications skills to the citizens' advisory efforts that gave us Kingston High School and Village Green. So we are here for the long haul. The Acohidos share with the Wetters, the Lannings, the Chrismans, the Rotary, the Chamber, the Kiwanis, the Port, local churches and small business owners a commitment to maintain the unique character of Kingston and help our little town continue to blossom. With that preamble, I'd like to add my comments to two issues:

1.) UVC rule changes. I wholeheartedly applaud and subscribe to the input you've received from Dave Wetter and Rick Lanning. Flexibility for local property owners, and a good working relationship, built on trust, between individual owners and the county, are vital. The county's long term population density goals for the UVC make a lot of sense and should be steadily implemented. That said, property owners should not be hamstrung by obtuse rules, enforced categorically. I'm aware of the details of a handful of cases where the standing rules resulted in UVC property owners not being able to develop their lots in ways that would have reinforced the unique character of our seaside town, while also contributing to population density targets. Moving ahead, foresight and flexible on meeting such things as population density and parking is crucial on each and every proposed project. There must be room in the rules – and in the project approval process – for individual property owners and county staff to collaborate and arrive at creative solutions. The common, shared goal, should be to nurture the unique character of Kingston. These proposed rule changes are a step in that direction.

Comment #8

2.) Traffic flow. By far, the biggest thing preventing Kingston from becoming all that it should be is poorly organized traffic flow. With the coming of the walk-on ferry this problem will be exacerbated. The good news is that the local business and civic groups are highly motivated to collaborate on near term improvements. However, what is really needed is a comprehensive, long term plan, with input from professional planners. Clearly this will also require cross jurisdictional collaboration. At the moment, there is a leadership vacuum. If there is anything you can do to identify -- and strongly support -- local, regional or state leaders to take this on, it would be of tremendous benefit. Better yet, perhaps you could take this on personally. The results will be highly visible and make a big impact.

Thank you again for your efforts on behalf of north Kitsap, Kingston and the UVC.

Sincerely,
Byron V. Acohido
Robin L. Acohido