

# Comprehensive Plan Amendment Application

Thank you for filling out the Comprehensive Plan Amendment Application



## KITSAP COUNTY

Department of Community Development

The Board of County Commissioners have opened the annual Comprehensive Plan amendment process for 2018. This process is applicable only within the [unincorporated areas of Kitsap County](#) and not within incorporated cities. The 2018 process allows interested parties to submit certain types of site-specific amendment applications. No other type of Comprehensive Plan amendment application will be accepted in 2018.

Please note that an application to amend the Kitsap County Comprehensive Plan is different than other types of land use or building permit applications. By submitting an application to amend the Comprehensive Plan, you are requesting the Board of County Commissioners to make a legislative change to the County's 20-year plan. As a legislative action, the Board of County Commissioners have full discretion to consider or not consider your request as well as approve, approve with modifications, approve with conditions, or not approve your request.

Application fees for 2018 will be as follows:

- \$350 staff consult meeting for site-specific applications only (non-refundable, can be credited toward the application fee)
- \$90 base fee (non-refundable)
- \$15.60 technology surcharge (non-refundable)
- \$1,560 application fee deposit (based on estimate of average hours to process an application; actual hours incurred will be invoiced monthly; any remaining deposit is refundable)

## Instructions

**STEP 1:** Request and attend a mandatory Comprehensive Plan amendment staff consultation meeting. (Help: [How do I do this?](#))

**STEP 2: Complete this application form**

- Review the submittal items below so that you understand all the materials required for complete submittal.
- Complete the application form below. You can save and return to your draft application form at any time.
- When you are done filling in this application form, click the "I'm finished, email me this application form" button at the bottom of this form.
- A PDF of this application form will be sent to the email address provided

**STEP 3:** Complete all of the submittal items listed below.

**STEP 4:** Submit the PDF of this application form and all the submittal items through the Kitsap County [Online Permit Center](#). (Help: [How do I do this?](#))

## Have questions?

Contact

Peter Best, Planner

Liz Williams, Planner

Darren Gurnee, Planner

[compplan@co.kitsap.wa.us](mailto:compplan@co.kitsap.wa.us)

(360) 337-5777

---

## Submittal Items

All of the following items are required for a complete submittal [KCC 21.08.060(C)]. Incomplete submittals will not be accepted.

1. Application Form
  2. [Review Criteria Narrative](#)
  3. [Maps](#)
  4. [Legal Descriptions](#)
  5. [Ownership Certification](#)
  6. [SEPA Checklist](#) - Sections A-D are required (document from Washington State Department of Ecology)
- 

## Application Form

**Email address, where you want a PDF of this Project Application sent**

wpconslts@telebyte.net

## Comprehensive Plan Amendment Type

Site-specific amendment applications are for requesting an amendment to the Kitsap County Comprehensive Plan land use map that affects no more than five (5) contiguous parcels. A site-specific amendment only affects the Comprehensive Plan land use map (and the Kitsap County zoning map) - it does not affect the text of the Comprehensive Plan or Kitsap County development regulations.

In accordance with [Resolution 246-2017](#), applications for site-specific amendments are limited to the following areas of consideration in 2018.

**Select the type of site-specific amendment you are requesting.**

Changing the land use designation on property within an Urban Growth Area for the purpose of infill and redevelopment

## Transfer of Development Rights

In accordance with Resolution 246-2017, site-specific amendments within Urban Growth Areas requesting a higher density or intensity designation require the acquisition and transfer of development rights at the ratios adopted by [Resolution 217-2017](#), or its successor. For 2018, the acquisition and transfer of development rights does not have to be completed prior to the submittal of applications. If the acquisition and transfer of development rights will not occur prior to the approval of a requested amendment, then staff will be recommending conditional approval of such an amendment as follows:

- The approval of the requested amendment will expire on June 30, 2021 if the acquisition and transfer of development rights is not completed;
- The acquisition and transfer of development rights must be completed prior to submitting any land use, development, or building application for the subject parcel(s); and
- A notice to title containing the terms of the conditional approval must be recorded on the subject parcel(s) within 90-days of approval.

[Learn more about](#) Kitsap County's transfer of development rights program.

---

## Staff Consultation Meeting Information

As required by Kitsap County Code 21.08.050(C), applicants must participate in a Comprehensive Plan amendment consultation meeting with staff prior to submitting an application for a site-specific amendment.

### Have you completed a staff consultation meeting for this application?

Yes

#### Staff Consultation Meeting Identification Number

18-0021

#### Staff Consultation Meeting Date

1/29/2018

---

## Applicant Information

The applicant is the primary contact for all questions and correspondence. The County will email requests and information about the application to the applicant and will "copy" (CC) the owner(s) noted below. The applicant is responsible for communicating information to all parties involved with the application. It is the responsibility of the applicant and owner(s) to ensure their mailbox accepts County email (i.e. County email is not blocked or sent to 'junk mail'). There may be instances where regular USPS or courier mail is used.

**Who will be the applicant for this amendment request?**

Property Owner #1 listed below

---

**Property Owner Information**

All property owners of record must be listed below. A completed ownership certification form must be completed for each owner of record.

**How many property owners of record are party to this application?**

1 property owner of record

**Property Owners**

**Property Owner**

Oliver Hanley, HANLEY PROPERTY, LLC.

**Name of representative, if owner of record is not an individual**

**Mailing Address**

P.O. Box 865, Port Orchard, Washington 98366

**Phone**

(360) 876-0870

**Email**

oliver@hanleyroofing.com

---

**Parcel Information**

*Enter information for up to 5 contiguous parcels subject to this amendment. Non-contiguous parcels must be submitted as separate applications. Legal descriptions for all subject parcels must be submitted with this application. To add parcels, click (+Add Item) to create another row.*

Property Owner # (From above)	Tax Account #	All/Portion of property	Subject Acres	Site Address (if issued)
2	312402-1-038- 2003	All of property	0.47 AC.	1753 Fircrest Dr. SE

You can find parcel information, including your Tax Account # and Site Address using the [Kitsap Parcel Map](#).

**Total acres subject to this amendment request**

1.03

**Describe the current use of the property.**

Business use with warehouses and parking

**Is the property in a special taxation program, land-use program, or subject to a conservation easement?**

No

---

**Environmental Features on or near the Subject Area**

Indicate below all environmental features on or near the parcel(s). The questions below refer to maps that can be found on the [Kitsap County Planning and Regulatory maps webpage](#).

**Bay, estuary, Puget Sound (see Critical Areas map)**

No

---

**Lake, pond, reservoir, gravel pit or quarry filled with water (see Critical Areas map)**

No

---

**River, stream, or creek (see Critical Areas map)**

No

---

**Wetlands (see Critical Areas map)**

No

---

**Endangered or threatened species**

No

---

**Frequently Flooded Areas (FEMA Flood Zone; see Critical Areas map)**

No

---

**Geologically Hazardous Areas (see Critical Areas Map)**

No

---

**Critical Aquifer Recharge Area (see Critical Aquifer Recharge Area map)**

No

---

## Utilities

Indicate below all utilities currently servicing the parcel(s).

**Water**

Yes

**Type of water source**

Public water

**Name of water provider**

West Sound Utility District

**Sewer**

Yes

**Type of sewer**

Public sewer

**Name of sewer provider**

Westsound Utility District, but site is now served by septic system

**Power**

Yes

**Name of power provider**

Puget Sound Energy

**Other**

Yes

**Describe type and name of other providers**

The site itself is currently utilizing an on-site septic system for sewer, but a public sewer line is available on Fircrest Road SE to allow the site to be served by sanitary sewer

---

## Land use & Zoning

Applicants should reference the linked maps to identify the current Comprehensive Plan land use map designation/zoning map classification and, if applicable, the shoreline environment designation, of the parcel(s) listed above.

Applicants should ensure they understand the intended purpose of the designation/zone being requested. Refer to this [matrix](#) to review the purpose of applicable designation/zones. Contact the Department of Community Development if you have questions regarding the purpose of a designation/zone, allowed uses, and applicable development regulations.

For this section, use the following maps: [Comprehensive Plan Land Use Map](#), [Zoning Map](#) and [Shoreline Environment Map](#).

### Choose current Land Use Designation and Zoning Classification

Land Use: Urban Low-Density Residential; Zoning: Urban Restricted

Calculate the residential density allowable under the current zoning classification. Minimum density is calculated based on net developable acres. Maximum density is calculated based on gross acres. [See example](#).

**Minimum dwelling units allowable:**

20

**Maximum dwelling units allowable:**

31

### Choose requested Comprehensive Plan land Use map designation and zoning map classification

Land Use: Urban High Intensity Commercial; Zoning: Commercial (C)

Calculate the residential density allowable under the requested zoning classification. Minimum density is calculated based on net developable acres. Maximum density is calculated based on gross acres. [See example](#).

**Minimum dwelling units allowable:**

Same as current zoning 20

**Maximum dwelling units allowable:**

Same as current zoning 31

### Current shoreline environment designation, if applicable

Not applicable

## Description

### Describe why you are requesting this site-specific amendment.

Mr. Hanley has a long standing commercial use of his property (037, 038 & 039). It is non-conforming under the present Urban High Zoning. He needs to make improvements to his property to formalize parking facilities for his trucks and make other provisions for his business. Non-conforming uses have limitations. Indeed, his present expansion activities are under "code compliance" scrutiny and would prevent him from making improvements to his site. He cannot afford the expense of moving his business to another location.

### Describe the anticipated impacts of the proposed amendment that are not already described in the SEPA checklist.

Essentially, these impacts are well described to be inconsequential in the SEPA Checklist submittal (already provided to the County). His business is such that most of the visible activity takes place in the early morning between 6:00 AM and 8:00 AM, and again in the late afternoon when his employees return with their trucks in the 4:00 PM to 5:00 PM time frame. During the day the site is seldom visited by Mr. Hanley or any of his employees. Customers typically do not visit this site. Rather they make arrangements for work to be done on the buildings at the main office on Bethel Avenue in the City of Port Orchard. That said,

the Hanley Roofing business does maintain an office complex in the more northerly warehouse building.

**Optional: Describe any additional relevant information you want considered that is not otherwise captured in this application, review criteria narrative, or SEPA checklist.**

The above comments about "anticipated impacts" do describe a "low impact commercial business." Noteworthy too, is the Fire District No. 7's main station complex located adjacent to the Hanley property on the south, the activities associated with the fire station's use of their property has a far greater impact on the neighborhood than Mr. Hanley's roofing business.

Relative to Transfer of Development rights, such a worthless program is not applicable to Mr. Hanley's request to rezone his property from Urban High to Commercial. There is no residential component to his existing business and no proposal on his part to add residential units to his business complex. He does maintain (for now) on house to serve as a caretakers residence. It is occupied by an employee. That said the house is in disrepair and may have to be torn down in the next couple of years.





Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018



Site-Specific Amendment Application  
Review Criteria Narrative

**Instructions:** This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

**Introduction**

Each proposed amendment to the Comprehensive Plan must demonstrate how the review criteria from Kitsap County Code (KCC 21.08.070) have been met. These criteria are used by the Department of Community Development in developing its recommendation, the Planning Commission in reaching its recommendation, and the Board of County Commissioners in making its decision. The following are the review criteria applicable to site-specific amendments rephrased in the form of questions.

**Review Criteria: General**

All applicants must answer the questions in this section.

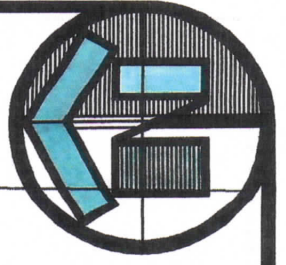
1. How have the circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located substantially changed since the adoption of the Comprehensive Plan or applicable development regulations?

---

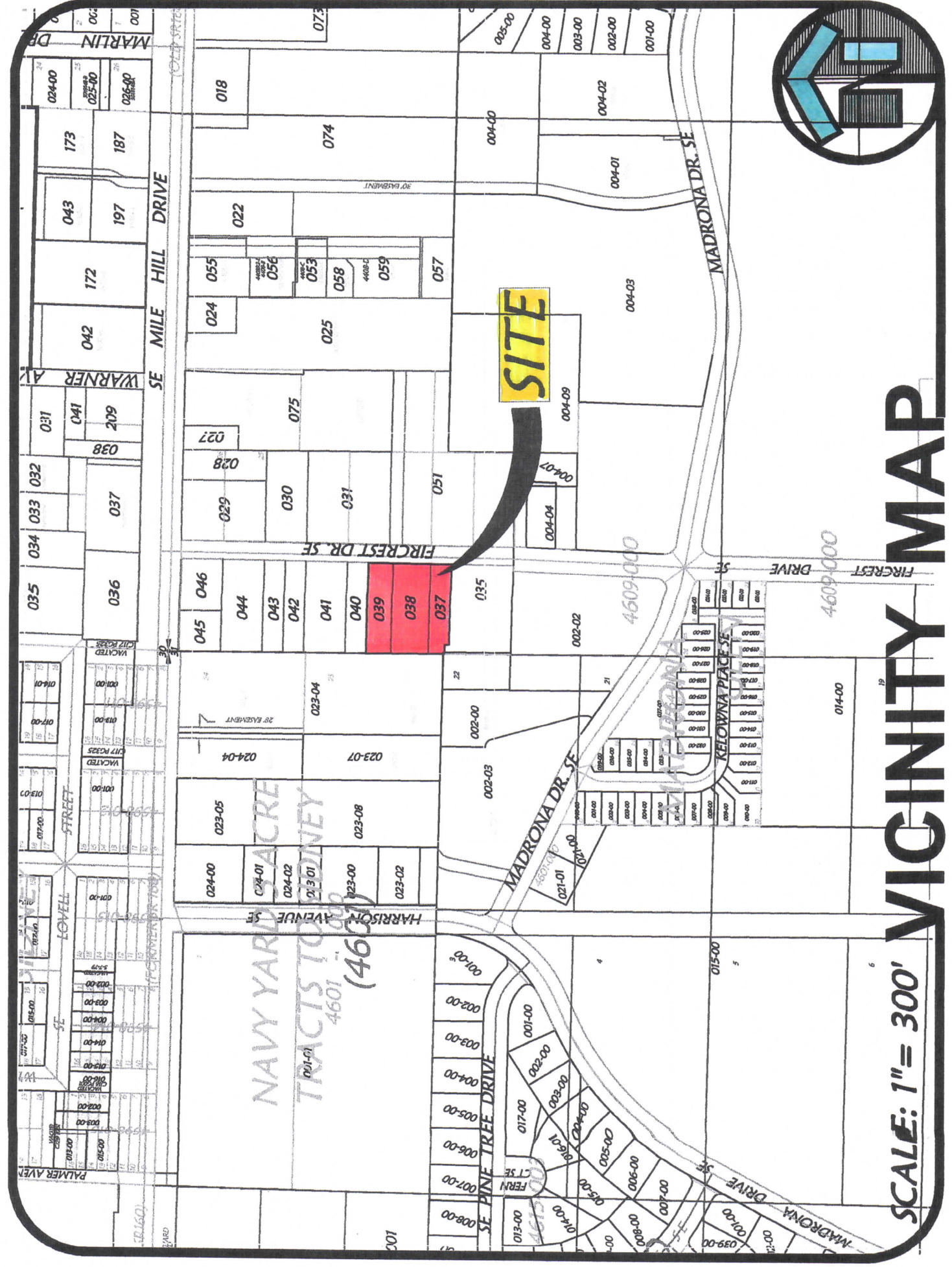
**The project site was not examined specifically in the 2016 Update of the County's Comprehensive Plan. Only a few sites within Port Orchard's UGA received any scrutiny. Oliver Hanley's business has been growing over the last several years and he has had to convert portions of his site that appeared residential in nature to**

**accommodate his business use. This business growth has outgrown his non-conforming use status, hence the need for commercial zoning. It is noteworthy too that Fire District No: 7's use of their site has also expanded over the last several years, but their use is "Conditionally allowed" and not subject to the limitations of a "Non-Conforming Use."**

2. How are the assumptions upon which the Comprehensive Plan is based no longer valid, or is there new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations? **Relative to the discussion in No. 1 above, it is impossible for a general or even a somewhat specific comprehensive plan to address site specific conditions or uses. Such site-specific planning and zoning issues have to be brought to the attention of the County or City planners. When such issues are identified, it is at that time that an individual property can be analyzed. That is why there is a necessity for Site-specific Comprehensive Plan / Zoning Amendments. Mr. Hanley was unaware in the 2015 – 2016 era that his property use had exceeded the limits of a Non-**

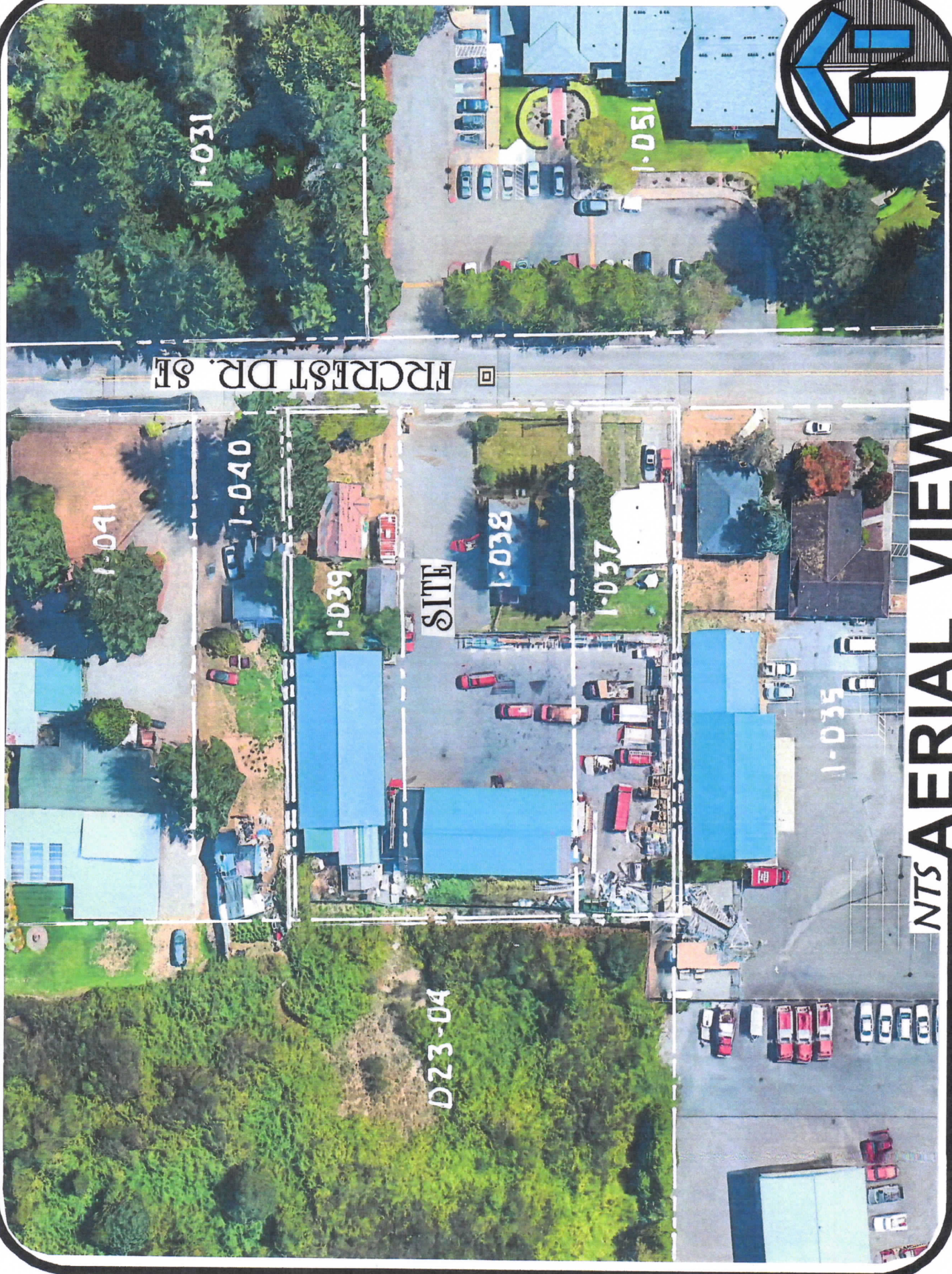


**SITE**



# VICINITY MAP

SCALE: 1" = 300'



1-031

1-051

ERCREST DR. SE

1-041

1-040

1-039

SITE

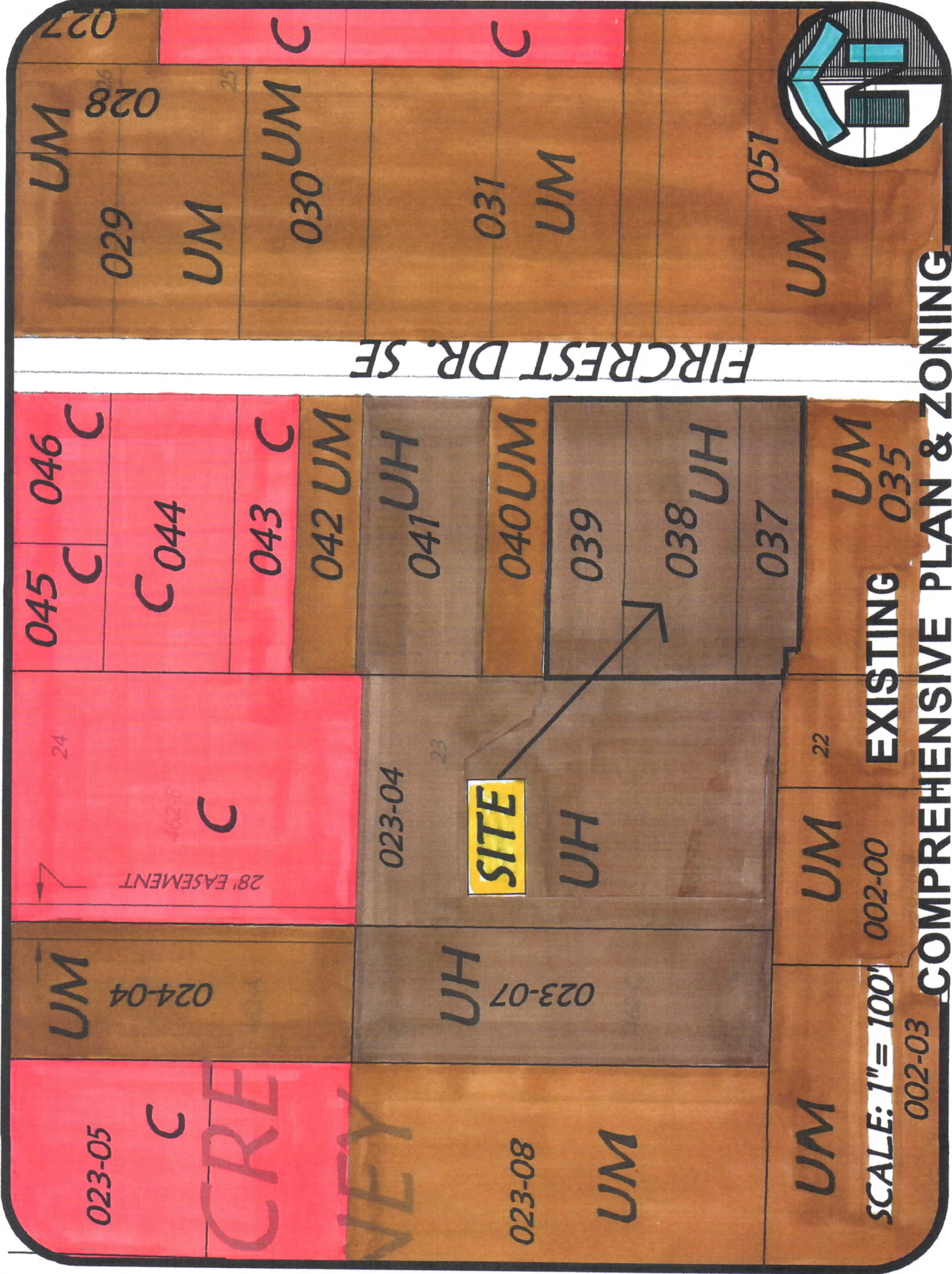
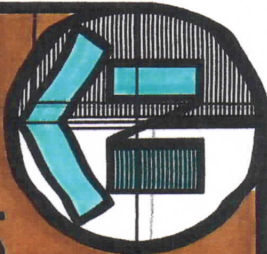
1-038

1-037

1-035

D23-04

NTS AERIAL VIEW



FIRCREST DR. SE

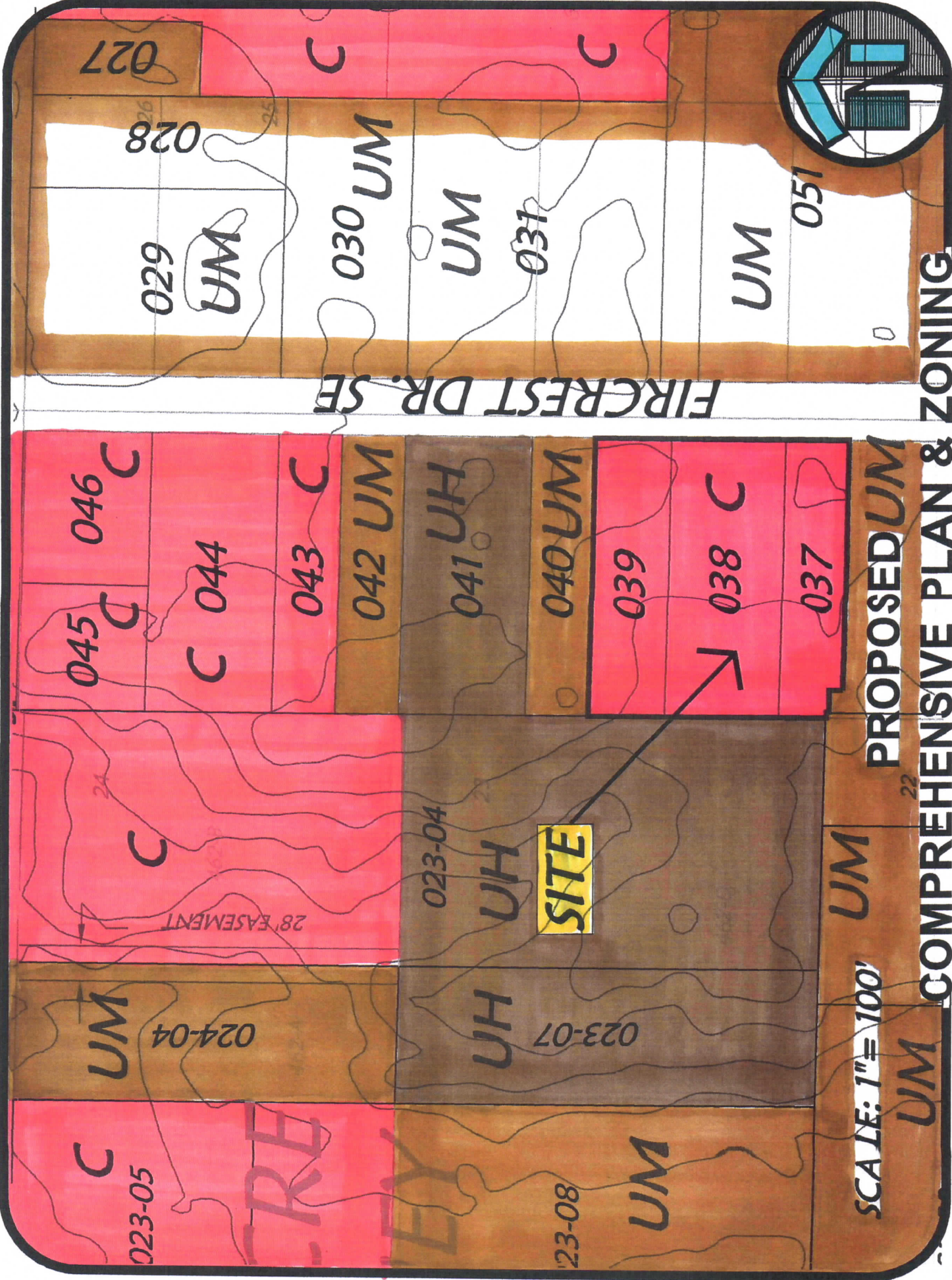
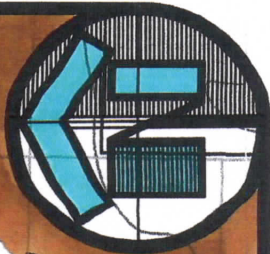
EXISTING

002-00

SCALE: 1" = 100'

002-03

COMPREHENSIVE PLAN & ZONING



FIREREST DR. SE

027

028

029

UM

030 UM

UM

031

UM

051

045 C

C 044

043 C

042 UM

041 UH

040 UM

039

038 C

037

C

28' EASEMENT

023-04

UH

SITE

UM

024-04

UH

023-07

UM

C 023-05

023-08

UM

SCALE: 1" = 100'

UM

PROPOSED UM

COMPREHENSIVE PLAN & ZONING

Conforming Use or that Kitsap County would take “code compliance” action against him in late 2017 and early 2018 for expanding a Non-Conforming Use. His only remedy, other than moving his business complex is to seek a Comprehensive Plan / Zoning Amendment. Moving his business is too costly.

3. How is the requested amendment in the public interest and the proposal consistent with the Kitsap County Comprehensive Plan? **Mr. Hanley has been in this business location since the early 1980s. Before he owned the property, it was the business location for the Charlie Ryan Construction Company. Having a business in this location, even though it has not been properly recognized by the County in its planning and zoning documents, does not make it inconsistent with the Comprehensive Plan. What it does represent is an instance wherein previous planning and zoning actions have failed to do the detailed analysis to properly zone sites like this, which if it or they had been analyzed in context likely would have been zoned commercial. Beyond this assessment, commercial and industrial uses as well as conditionally allowed uses as represented by Fire District No: 7<sup>th</sup>'s facility are both anticipated and needed uses within an Urban Area (in this case Port Orchard's UGA). Businesses like Mr. Hanley's are needed by many, many households in the Port Orchard area and throughout Kitsap County. It is in the best interest of Kitsap County to promote the existing businesses and the growth of same to sustain the needs of the expanding population of the County.**

**Additional Review Criteria: All Site-specific Amendments**

All applicants must answer the questions in this section.

- 
- 
4. How will the proposed amendment meet concurrency requirements for transportation, sewer and water, and not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services? Explain or attach documentation. **This criterion is of little**
- 
- 

**relevance to the consideration of this proposed zoning change. It is and established use to be zoned appropriately. The impacts on the existing services to include, water & sewer facilities, Fircrest Drive SE, police and fire services, medical services, park services and general government services are minimal, but have already been anticipated in all prior comprehensive planning efforts. With respect to fire control services, it is not possible to be any closer to these than Mr. Hanley's property. All the necessary water and sewer services are existing and no upgrade of these facilities is needed.**

---

---

5. How is the proposed amendment consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflect the local circumstances of the county? **The proposed amendment is entirely consistent with the goals and policies**
- 
- 

**applicable to Urban Areas and Urban Growth areas, primarily because such goals and policies foster “in fill” development within such areas. In order of GMA overall objective to be fulfilled of “packem & stakem” in urban areas to be achieved, then it is necessary to not only provide the**

---

---

**necessary support commercial businesses, but also encourage them to locate and expand within Urban Areas. If this use is forced to relocate, because it cannot comply with the Non-Conforming Use provisions of the Zoning Ordinance and cannot find other vacant commercial property or**

---

---

**cannot afford such property if it exists, then Mr. Hanley will have to move his business to another possibly rural location or to another jurisdiction that is more welcoming in its acceptances of new businesses.**

6. How is the subject parcel(s) 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? **Mr. Hanley’s proposed zoning change is for property where it has been demonstrated already, that it can accommodate the existing business use with some expansion. The site has direct access to Fircrest Drive SE, is adjacent to the large Fire District No: 7 station facility, has existing water and sewer service and, is located in an area where more commercial uses are planned, where as well, more single-family and multiple family residential complexes exist and where more such uses are planned.**
7. How does the proposed amendment not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflect local circumstances in the county? **Mr. Hanley’s application supports an existing business. It is an existing business that is now inappropriately zoned. Existing businesses, while not enumerated specifically in the County’s Comprehensive Plan are a necessary component of the plan and included in the County’s allocation of existing and future employment projections that foster growth and development within Urban Areas. The Hanley roofing business is and has been a mainstay in the South Kitsap Area since the early 1980s.**
8. How does the proposed amendment 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? **As previously explained, this proposed Plan and Zoning Amendment will**

more permanently establish and existing business that has been in operation since the early 1980s. No further urban services are necessary to support this proposed rezoning than what already exist at Mr. Hanley's site of Fircrest Drive SE. By contrast if there is a use that might demand more urban services, it is Fire District No: 7's main headquarters next door. Whereas Mr. Hanley has expanded his non-conforming use within the context of the three parcels he owns Fire District No: 7 has considerably expanded its presence in the area several times over the last 30 years. And yet, such expansion is not tracked or accounted for in Kitsap County's Comprehensive Planning efforts.

9. How is the proposed amendment consistent with the Growth Management Act ([RCW 36.70A](#)), [Kitsap County-wide Planning Policies](#), state and local laws and other applicable inter-jurisdictional policies or agreements? **Really? Can this be even a criterion for proposed amendments within an Urban or Urban Growth Area?** Perhaps Kitsap County needs to review the purpose of County-wide Planning Policies. They are policies applicable to all jurisdictions within Kitsap County to establish a framework for planning in the County and subordinate jurisdictions. These are policy oriented and are not

---

applicable to proposed amendments that do not purport to change the policies in either the County's or subordinate jurisdictions Comprehensive Plans. Any permitted land use within an urban area is by definition "consistent" with "County-wide Planning Policies." \*

\* Note: Since Kitsap County first adopted its GMA compliant Comprehensive Plan, it no longer has a truly comprehensive plan. Rather, what best describes plan documents adopted by Kitsap County is "formula planning." The County-wide Planning Policies and the Buildable Lands Analysis Report are testimony to this evident reality. Among the limitations of this type of planning are the restricted land use types and housing choices that use to be permitted within a jurisdiction but are no longer options. As unfortunate as that is, what is worse is the artificial economic conditions created by limited opportunities to have larger UGAs and real housing choice. Both such conditions force land prices up and therefore cause housing prices to escalate beyond the means of the average (as represented by the mean household income) family's wage. Where there use to be opportunities for low and average income wage earners to buy their own house, those days are gone or nearly foreclosed (by design).

What is true on the housing side affects businesses and the amount of land they need to accommodate their business ventures. It is thus, increasingly difficult for business, established and new to purchase ground and build new facilities. Where once capital outlay for land was in the \$3.50 /S.F. to \$8.00 / S.F. range, that same land in our artificial economic condition is now ranging between \$16.00 / S.F. to \$22.50 / S.F. Businesses like Mr. Hanley's cannot afford such new land and the cost of replacing his buildings.



**Additional Review Criteria: Site-Specific Amendments within an Urban Growth Area (UGA)**

Only applicants submitting proposals within Urban Growth Areas must answer the questions in this section.

Urban Growth Area (UGA)	Affiliated Jurisdiction
Poulsbo UGA	City of Poulsbo
East Bremerton UGA	City of Bremerton
West Bremerton UGA	City of Bremerton
Gorst UGA	City of Bremerton
Puget Sound Industrial Center UGA	City of Bremerton
ULID No. 6/McCormick UGA	City of Port Orchard
South Kitsap/Port Orchard UGA	City of Port Orchard
Silverdale UGA	Kitsap County (not currently associated with a city)
Kingston UGA	Kitsap County (not currently associated with a city)
Central Kitsap UGA	Kitsap County (not currently associated with a city)

10. Does the jurisdiction affiliated with the UGA have the capability and capacity to provide urban level services to the area subject to this proposal? Explain or attach documentation.

*Urban services include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas [RCW 36.70A.030(20)].*

11. How is this proposal consistent with the Comprehensive Plan of the jurisdiction affiliated with the UGA? **By virtue of the fact that Port Orchard has all of the same land use types within its jurisdiction as found in the UGA there is no conflict**

**between the two (County and City's) land uses. All areas found within a UGA are expected to be annexed to the adjacent City and thereby diminish the tax base of the County. Mr. Handley's existing business use, could just as easily exist within the Port Orchard City Limits as it does**

**within the UGA. In fact, Mr. Hanley's business office is already located within the City Limits of Port Orchard, so there is no conflict at all.**

12. How does this proposal meet the transportation standards of the jurisdiction affiliated with the UGA? Explain or attach documentation. **Essentially this proposed Plan Zoning Amendment has no effect on the transportation standards of the City of Port Orchard unless.....there is an argument to be made that all of the streets and transportation standards employed by Kitsap County fail to meet the comparable standards of the City of Port Orchard. If that is the argument to be examined, it is not pertinent to a Site-Specific Amendment that has existing street frontage, like many other land uses within the Port Orchard UGA and that all of the County's Arterials, Minor Arterials and Local Access streets are substandard by comparison to those of the City of Port Orchard.**



**Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018**



**Site-Specific Amendment Application  
Legal Descriptions**

---

**Instructions:** This document must be completed and submitted with your site-specific Comprehensive Plan amendment application form.

---

---

- 
- 
- 1. Legal Description for parcel #1 listed in the application form. (SEE ATTACHED SHEET)**
  - 2. Legal Description for parcel #2 listed in the application form. (SEE ATTACHED SHEET)**
  - 3. Legal Description for parcel #3 listed in the application form. (SEE ATTACHED SHEET)**

- 4. Legal Description for parcel #4 listed in the application form.**

---

- 5. Legal Description for parcel #5 listed in the application form.**

Kitsap County Department of Community Development  
614 Division Street MS-36 • Port Orchard, WA 98366-4682  
(360) 337-5777 • Fax (360) 337-4925 • [www.kitsapgov.com/dcd](http://www.kitsapgov.com/dcd)  
Toll Free From: Bainbridge Is. 842-2061 • Olalla 851-4147

---

---

# HANLEY SOUTH KITSAP PROPERTY

## LEGAL DESCRIPTIONS

### PARCEL NO: 312402-1-037-2004

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0° 45' WEST 625 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31; THENCE SOUTH 89° 56'30" EAST 225 FEET; THENCE SOUTH 0° 45' WEST 100 FEET; THENCE NORTH 89° 56'30" WEST 225 FEET; THENCE NORTH 0° 45' EAST 100 FEET TO THE POINT OF BEGINNING; EXCEPT FIRCREST DRIVE SE ON THE EAST; EXCEPT FROM THE FOREGOING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 31 AS SHOWN ON RECORD OF SURVEY FOR KITSAP COUNTY BANK DATED JULY 20, 1983; THENCE SOUTH 0° 56'14" WEST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 31 A DISTANCE OF 675.00 FEET; THENCE SOUTH 88° 39'26" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 4.60 FEET TO THE EAST BOUNDARY OF TRACT 2 OF THE PLAT OF "ORCHARD HEIGHTS", RECORDED IN VOLUME 8 OF PLATS, PAGES 68, 69 AND 70, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EAST BOUNDARY NORTH 0° 59'13" EAST 10.20 FEET TO A POINT WHICH BEARS SOUTH 0° 59'13" WEST 2.07 FEET FORM THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 89° 08'29" EAST 17.94 FEET; THENCE SOUTH 0° 42'36" EAST 10.90 FEET; THENCE NORTH 88° 39'26" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 18.25 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL NO: 312402-1-038-2003

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0° 45' WEST 525 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89° 56'30" EAST 225 FEET; THENCE SOUTH 0° 45' WEST 100 FEET; THENCE NORTH 89° 56'30" WEST 225 FEET; THENCE NORTH 0° 45' EAST 100 FEET TO POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF; AND EXCEPT THAT PORTION ON THE EAST LYING WITHIN FIRCREST DRIVE SE.

### PARCEL NO: 312402-1-039-2002

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0\*45'W 425 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89\*56'30 E 225 FEET; THENCE S0\*45'W 100 FEET; THENCE N89\*56'30 W 225 FEET; THENCE N0\*45'E 100 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0\*45'W 525 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89\*56'30 E 225 FEET; THENCE S0\*45'W 100 FEET; THENCE N89\*56'30 W 225 FEET; THENCE N0\*45'E 100 FEET TO THE POINT OF BEGINNING.



Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018

18 57  
Kitsap  
SIGN

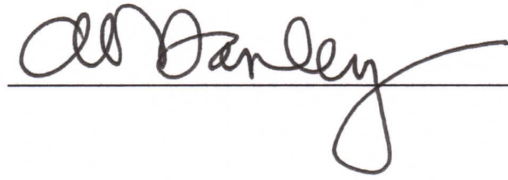
Site-Specific Amendment Application  
Ownership Certification

**Instructions:** This document must be completed for each subject parcel and submitted with your site-specific Comprehensive Plan amendment application form.

I, **Oliver Hanley** \_\_\_\_\_, hereby certify that I am a property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Kitsap County with respect to filing this application, and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief. I also hereby acknowledge that the submittal of this application and the payment of required fees does not guarantee that this proposal will be placed on the final docket for consideration by the Board of County Commissioners or guarantee approval by the Board of County Commissioners.

Address: **P.O. Box 865** \_\_\_\_\_

City: **Port Orchard** \_\_\_\_\_ State: **Wa.** \_ Zip: **98366** \_\_\_ Phone: **340-4114** \_\_\_\_\_

Signature:  for **HANLEY PROPERTY, LLC** \_\_\_\_\_  
(Give corporation or company name.)

ACKNOWLEDGMENT

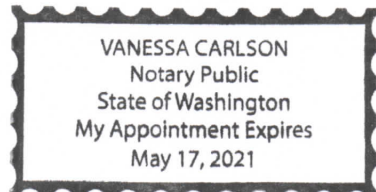
State of Washington

S S

County of Kitsap

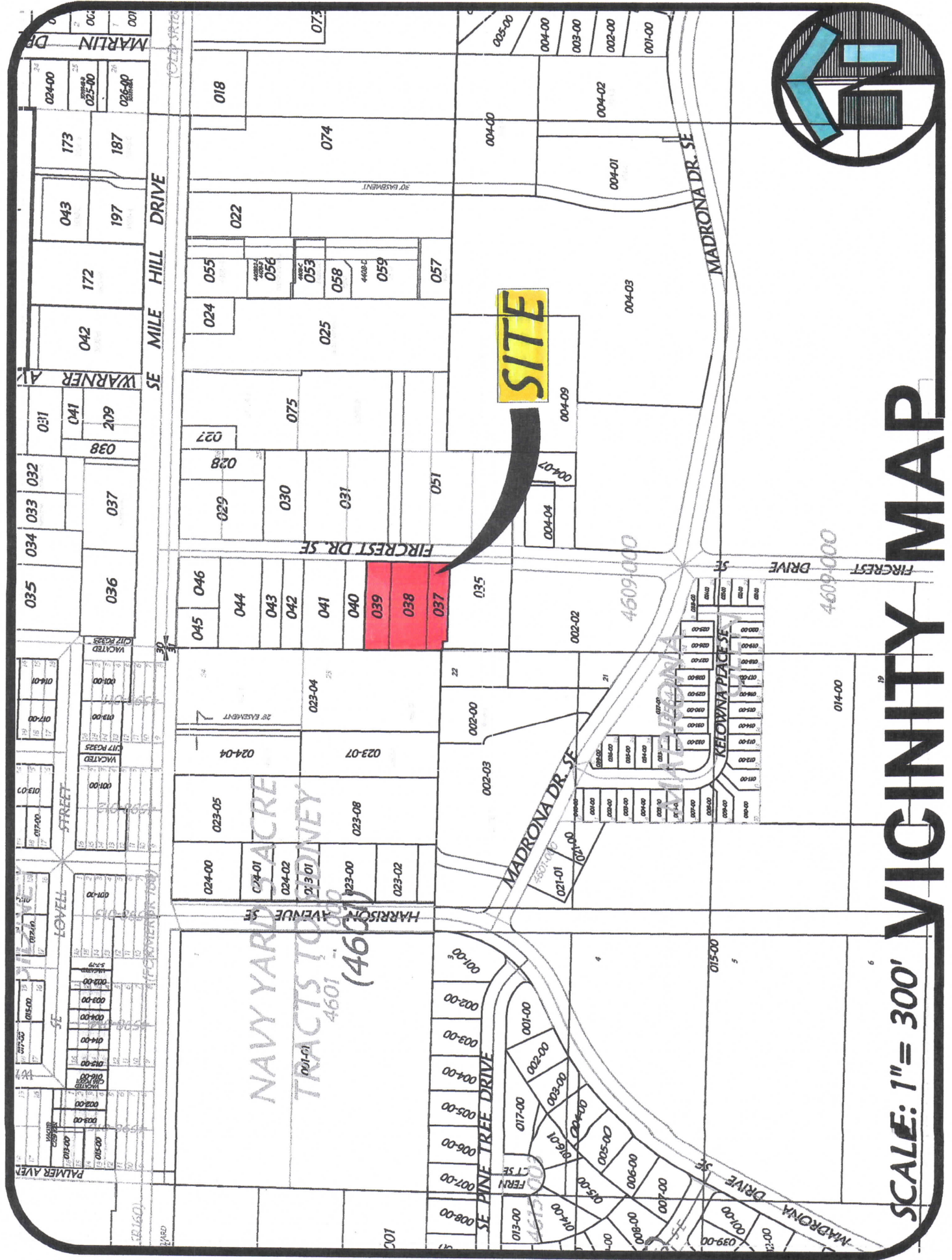
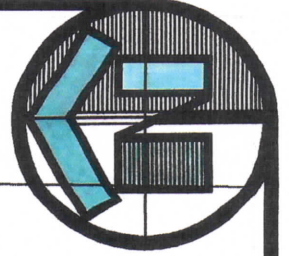
On this day personally appeared before me **Oliver Hanley** \_\_\_\_\_  
known to be the individual described herein and who executed the within and foregoing instrument and  
acknowledged to me that **He** \_\_\_\_\_ signed the same as **His** \_\_\_\_\_ free and voluntary act  
and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 5<sup>th</sup> day of **February** \_\_\_\_\_, 20**18**



  
Notary Public in and for the State of Washington

My Commission Expires: May 17, 2021



**SITE**

NAVY YARD SACRE TRACTS TO BUDNEY (4601)

SCALE: 1" = 300'

VICINITY MAP



I-031

I-051

FRCCREST DR. SE

I-041

I-040

I-039

SITE

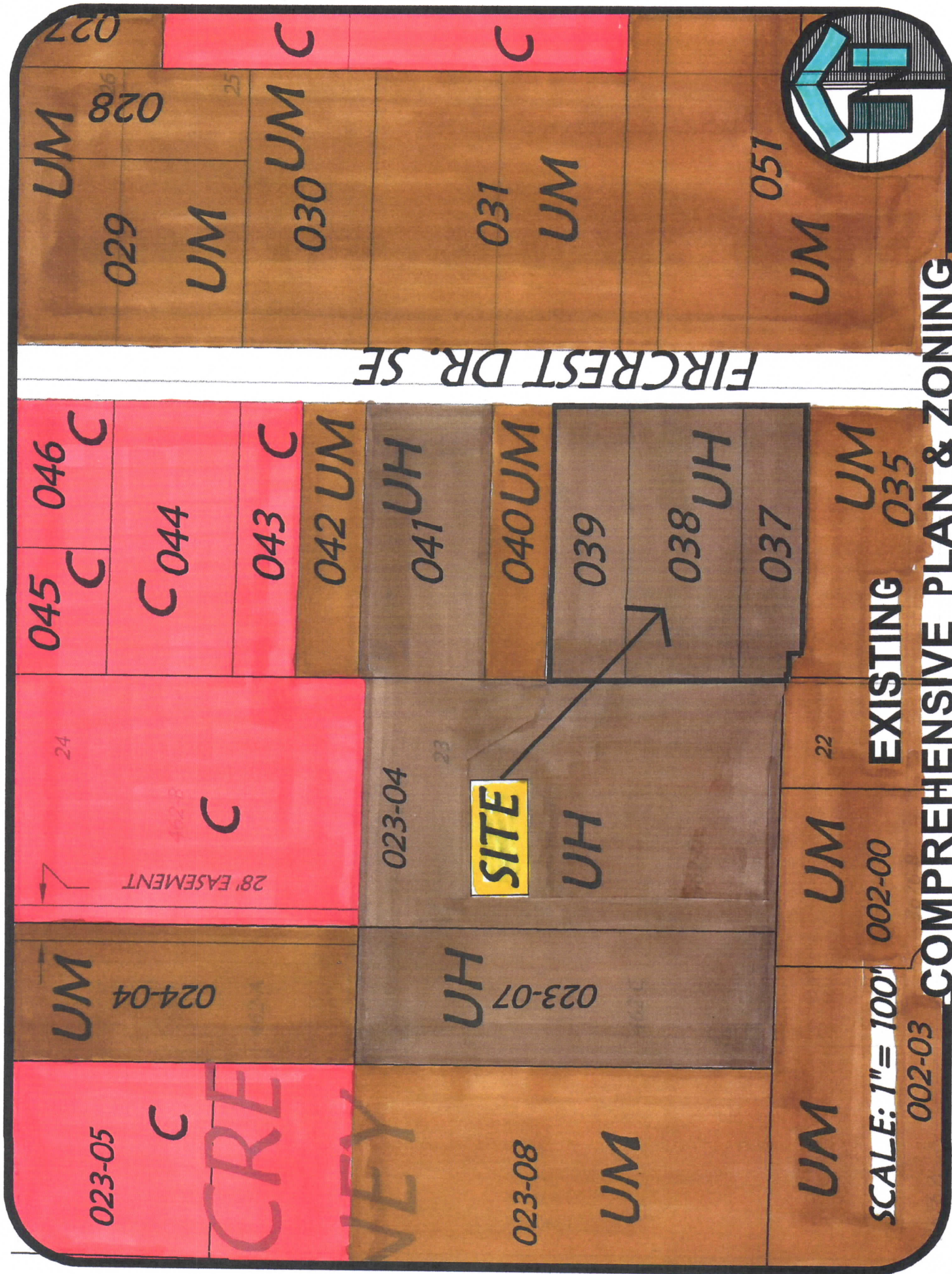
I-038

I-037

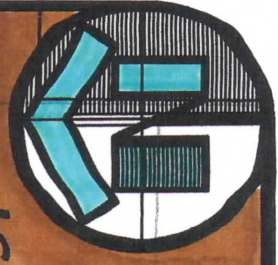
I-035

D23-04

NTS AERIAL VIEW



FIRCREST DR. SE

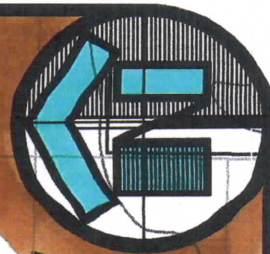


EXISTING 035

SCALE: 1" = 100'

002-03

COMPREHENSIVE PLAN & ZONING



051

UM

031

UM

030 UM

029

UM

028

027

FIRCREST DR. SE

PROPOSED UM

22

COMPREHENSIVE PLAN & ZONING

SCALE: 1" = 100'

UM

UM

037

038 C

039

040 UM

041 UH

042 UM

043 C

C 044

045 C 046 C

SITE

023-04

UH

023-07

UH

024-04

UM

023-05

C

023-08

UM

28' EASEMENT

24

CRE  
LEY



# SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

## **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## **Instructions for applicants:** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## **Use of checklist for non-project proposals:** [\[help\]](#)

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) HANLEY CPA – URBAN HIGH TO COMMERCIAL

2. Name of applicant: [\[help\]](#) Oliver Hanley

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: P.O. Box 865

Contact: William M. Palmer, W.M. PALMER CONSULTANTS

[360] 340-4114 – Pt. Orchard, Wa. 98366

[360] 621-7237 - Port Orchard, Washington 98366

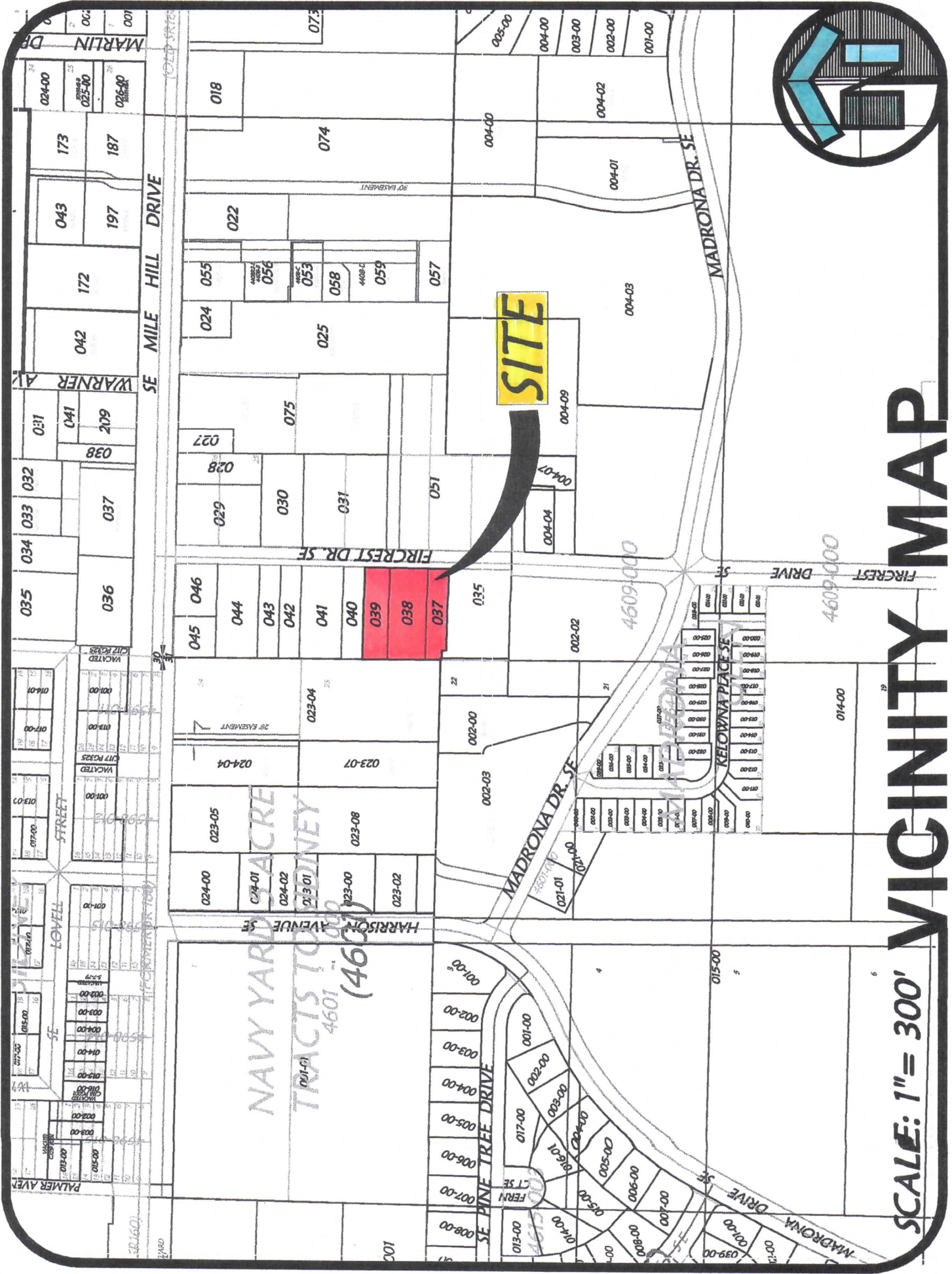
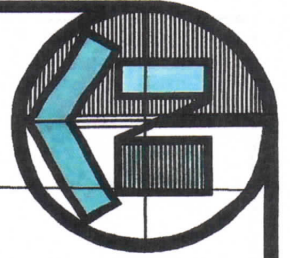
4. Date checklist prepared: [\[help\]](#) **February 2, 2018**
5. Agency requesting checklist: [\[help\]](#) **Kitsap County Department of Community Development**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) **Rezone To Commercial by 12/31/18**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **Yes, more space for parking vehicles will be created on the site**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) **None, that the applicant is aware of.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) **No.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
[\[help\]](#) **After the rezone, the applicant will obtain, if necessary, a Site Development Activity Permit.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) **The site is composed of 3-parcels totaling 1.04 acres. It has two warehouse buildings and two SFRs, one of which has been demolished. The long standing use of the site has been commercial, but in the Urban High Zone it is a non-conforming use, hence the proposal to rezone to Commercial.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) **The site is located in South Kitsap County @ 1752 Fircrest Drive SE, Port Orchard. The property can also be found in the northeast ¼ of Section 31, T24N, R02E, WM. See Attached Legal Description.**

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)  
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) **Less than 5%.**



**SITE**

# VICINITY MAP

SCALE: 1" = 300'



1-031

1-051

FRCREST DR. SE

1-041

1-040

1-039

SITE

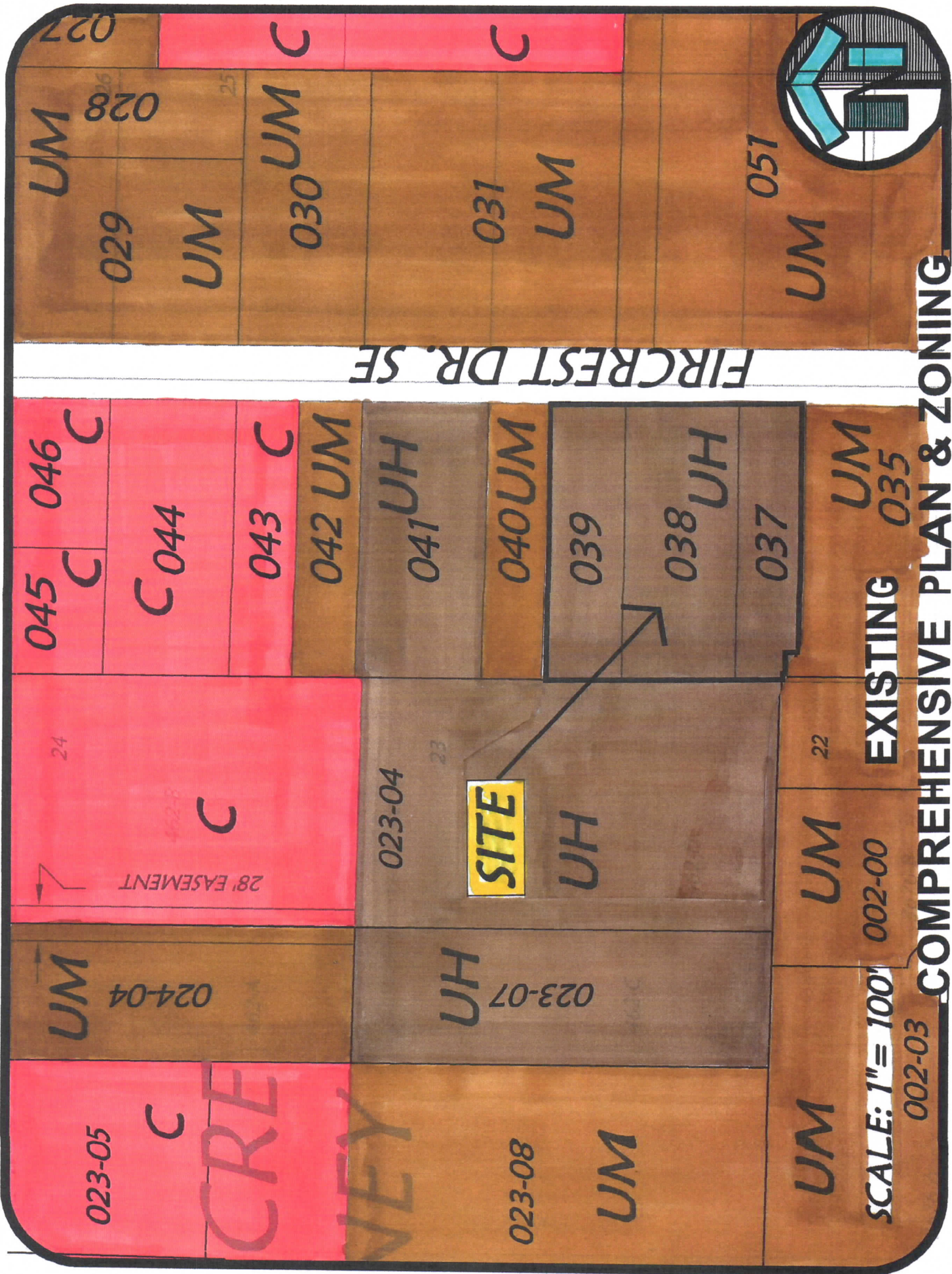
1-038

1-037

1-035

D23-04

NTS AERIAL VIEW

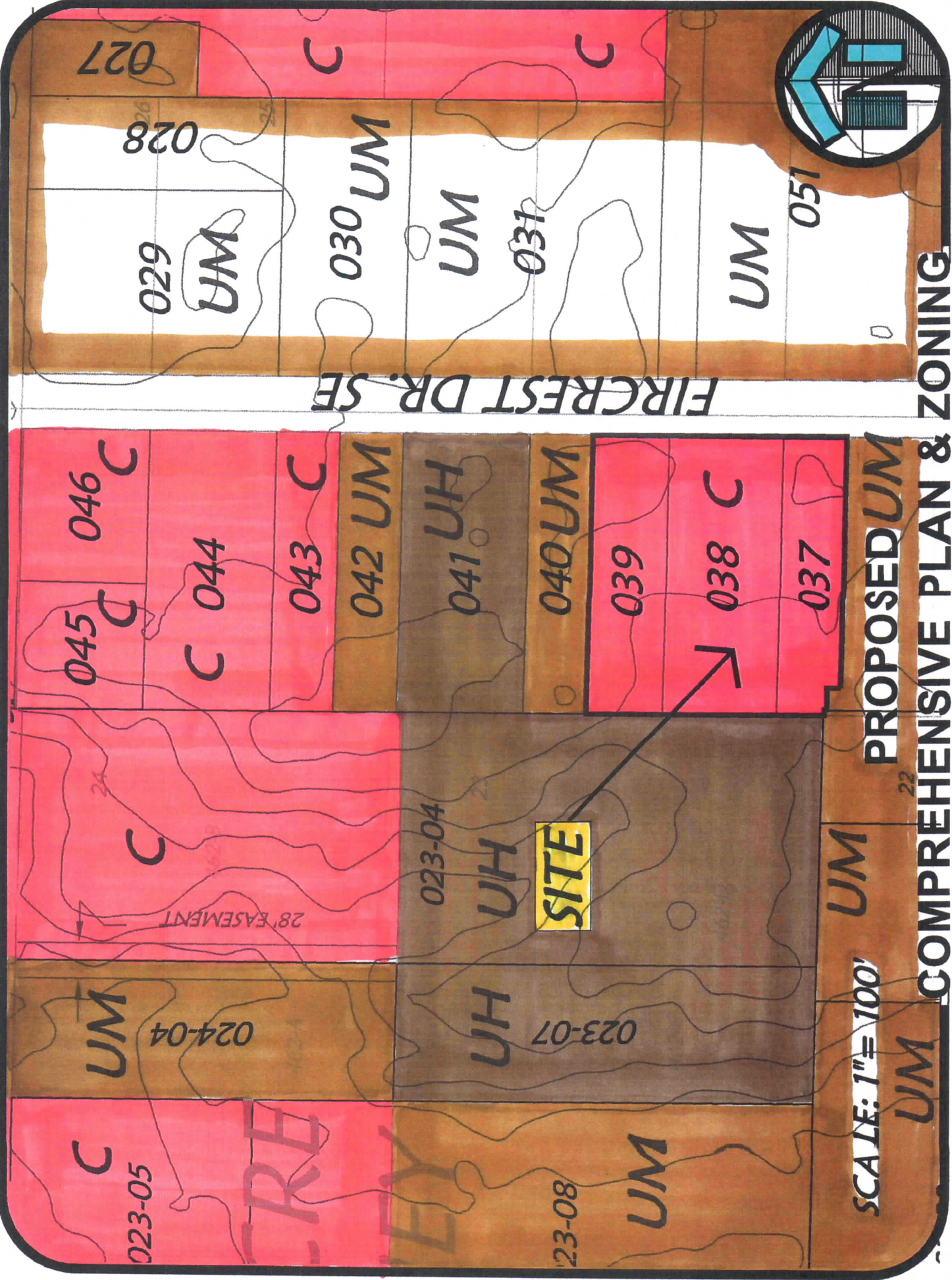
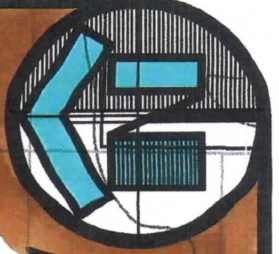


FIRCREST DR. SE

EXISTING

SCALE: 1" = 100'

COMPREHENSIVE PLAN & ZONING



027

028

029

UM

C

030 UM

UM

031

C

UM

051

FIRCREST DR. SE

045 046 C

C 044

043 C

042 UM

041 UH

040 UM

039

038 C

037

24

28' EASEMENT

023-04

UH

SITE

UM

024-04

UH

023-07

023-05 C

023-08

UM

UM

SCALE: 1" = 100'

UM

PROPOSED UM

COMPREHENSIVE PLAN & ZONING

# HANLEY SOUTH KITSAP PROPERTY

## LEGAL DESCRIPTIONS

**PARCEL NO: 312402-1-037-2004**

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH  $0^{\circ} 45'$  WEST 625 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31; THENCE SOUTH  $89^{\circ} 56'30''$  EAST 225 FEET; THENCE SOUTH  $0^{\circ} 45'$  WEST 100 FEET; THENCE NORTH  $89^{\circ} 56'30''$  WEST 225 FEET; THENCE NORTH  $0^{\circ} 45'$  EAST 100 FEET TO THE POINT OF BEGINNING; EXCEPT FIRCREST DRIVE SE ON THE EAST; EXCEPT FROM THE FOREGOING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 31 AS SHOWN ON RECORD OF SURVEY FOR KITSAP COUNTY BANK DATED JULY 20, 1983; THENCE SOUTH  $0^{\circ} 56'14''$  WEST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 31 A DISTANCE OF 675.00 FEET; THENCE SOUTH  $88^{\circ} 39'26''$  EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 4.60 FEET TO THE EAST BOUNDARY OF TRACT 2 OF THE PLAT OF "ORCHARD HEIGHTS", RECORDED IN VOLUME 8 OF PLATS, PAGES 68, 69 AND 70, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EAST BOUNDARY NORTH  $0^{\circ} 59'13''$  EAST 10.20 FEET TO A POINT WHICH BEARS SOUTH  $0^{\circ} 59'13''$  WEST 2.07 FEET FORM THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2; THENCE NORTH  $89^{\circ} 08'29''$  EAST 17.94 FEET; THENCE SOUTH  $0^{\circ} 42'36''$  EAST 10.90 FEET; THENCE NORTH  $88^{\circ} 39'26''$  WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 18.25 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL NO: 312402-1-038-2003**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH  $0^{\circ} 45'$  WEST 525 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH  $89^{\circ} 56'30''$  EAST 225 FEET; THENCE SOUTH  $0^{\circ} 45'$  WEST 100 FEET; THENCE NORTH  $89^{\circ} 56'30''$  WEST 225 FEET; THENCE NORTH  $0^{\circ} 45'$  EAST 100 FEET TO POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF; AND EXCEPT THAT PORTION ON THE EAST LYING WITHIN FIRCREST DRIVE SE.

**PARCEL NO: 312402-1-039-2002**

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT  $S0^{\circ}45'W$  425 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE  $S89^{\circ}56'30'' E$  225 FEET; THENCE  $S0^{\circ}45'W$  100 FEET; THENCE  $N89^{\circ}56'30'' W$  225 FEET; THENCE  $N0^{\circ}45'E$  100 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT  $S0^{\circ}45'W$  525 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE  $S89^{\circ}56'30'' E$  225 FEET; THENCE  $S0^{\circ}45'W$  100 FEET; THENCE  $N89^{\circ}56'30'' W$  225 FEET; THENCE  $N0^{\circ}45'E$  100 FEET TO THE POINT OF BEGINNING.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) **The soils on the site are Neilton – Gravelly Loam to very Gravelly Loam to a depth of about five feet. Most of the site is paved or covered with a structure.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) **No.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) **Grading or filling activities, if any, will involve less than 250 cubic yards**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) **On an undeveloped site yes, but not on this one.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) **Approximately 75 – 80 Percent**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) **None are proposed or are required.**

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) **Principal are emissions are from vehicles utilizing Fircrest Drive SE. No quantities have been measured and there are no point sources.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) **See response to 2.a above.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) **None are proposed and none are required.**

## 3. Water

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) **There are none in the vicinity of the subject property.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) **No.**



- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) **NA**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) **NA**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) **No.**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) **NA**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#) **No, the site is served by public water**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#) **While public sewer is available to the site, a septic system is used for sewage waste disposal, serving one bathroom.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#) **This site's source of runoff is rain water. There are no collection or treatment facilities on site to control storm water runoff.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) **Potentially, but there is no evidence that waste materials either have or will enter the ground water.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Further site improvements may require the imposition of storm water runoff controls, but there will be no affect on off-site drainage courses.**

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass

- \_\_\_\_\_ pasture
- \_\_\_\_\_ crop or grain
- \_\_\_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#) **Over time, grass, shrubs remain, but the few trees that did exist have been removed.**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#) **None.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#) **It may be necessary or desirable to specimen trees and shrubs to enhance the appearance of the site, but no such plans are in progress.**

e. List all noxious weeds and invasive species known to be on or near the site. **Such noxious weeds and invasive plan species have long ago been removed from the site.**

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, **songbirds**, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#) **There are none.**

c. Is the site part of a migration route? If so, explain. [\[help\]](#) **No.**

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#) **NA.**

e. List any invasive animal species known to be on or near the site. **NA.**

#### 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) **Electricity will be used for lights and natural gas for heating.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) **No.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#) **Compliance with the International Building Code & the Washington State Energy Code if any new buildings are erected on the site.**

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) **The business occupying the site is a roofing company. Their waste products are not stored on site and disposed of at the County Landfill.**
- 1) Describe any known or possible contamination at the site from present or past uses. **There has been no incidents or contamination of the site in 30+ years.**
  - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **There are no such facilities or conditions on the site or likely to be.**
  - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **No such chemicals are stored or used on site. If they were the State Department of Ecology has compliance requirements.**
  - 4) Describe special emergency services that might be required. **None are or have been needed**
  - 5) Proposed measures to reduce or control environmental health hazards, if any: **Other than "oil socks" installed in floor drains there are none proposed or appear to be warranted by the existing business use of the site or the projected uses.**

## b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) **There is some noise from the traffic on Fircrest Drive SE and some from the adjacent fire station property on the south side of the site.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) **No noise levels have been measured and the principal noise is from vehicles moving within the site and within the fire station site.**
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) **None are proposed or appear to be warranted by the commercial use of this site.**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) **Nonconforming Commercial use, with no evidence of adverse impacts on surrounding properties.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? [\[help\]](#) **No. NA.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No. This is an urban site and there are no such areas any where close to the site.**

- c. Describe any structures on the site. [\[help\]](#) **There are two metal clad and roofed warehouse buildings and one dilapidated single-family house.**
- d. Will any structures be demolished? If so, what? [\[help\]](#) **Yes, over time the remaining SFR will be demolished.**
- e. What is the current zoning classification of the site? [\[help\]](#) **Urban High**
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) **Urban High**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) **NA.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) **No.**

i. Approximately how many people would reside or work in the completed project? [\[help\]](#) **1 person lives there part time and there are 6 – 7 employees on the site at any one time.**

j. Approximately how many people would the completed project displace? [\[help\]](#) **The same as existing.**

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) **The house is for a caretaker, so there are no such measures proposed or needed.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) **If the site were to be developed some day in the future as a “mixed-use” commercial property then it could potentially accommodate as many as 24 MFR, D.U.s**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **NA.**

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) **None are proposed under the existing UH Zoning or the Proposed Commercial Zoning.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) **Over time one, low income house.**

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) **None are proposed as the current housing is used as caretaker facilities and occupied by employees.**

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) **The existing buildings are approximately 22 feet in height and are metal clad and metal roofed buildings.**

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) **None.**

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) **There is no current proposal, but in the future, there may be supplemental plantings of shrubs and trees.**

## 11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) **There are exterior building lights and security lights on the site - visible at night time.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) **No.**

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) **There are exterior lights and security lights illuminating Fire District No. 7s facility. Such do not affect the subject site.**
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) **None are proposed or appear to be warranted by the existing use of the site or the proposed rezone.**

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#) **The closest recreational facility is the Village Green Golf Course about ½ mile to the east and the Parkwood Community facility and pool again about ½ mile south of the site.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#) **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#) **None are proposed as there are no imaginable impacts either positive or negative on existing recreation facilities.**

#### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#) **Yes, the remaining SFR house was built in the early 1950s, but it does not qualify as historic structures. No other buildings in the vicinity of the site qualify as historic buildings.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#) **No such artifacts exist on or near the site, but occasionally there are people walking by who are more than 45 years old, or even 70+, maybe they qualify as historic?**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#) **Should some future excavation of the site reveal an artifact of noteworthy historical significance, state agencies will be contacted to have such evaluated.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **Since there is nothing of historical significance on site, no proposed measures are needed**

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#) **Fircrest Drive SE serves the site and it connects to SE Mile Hill Drive and Madrona Drive SE. (See Attached Vicinity Map).**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) **No. The closest stop is at the South Park Village Shopping Center approx. ½ mile to the east of the subject site.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) **There is a current need to have 24 – 30 parked vehicles on site. No formal spaces have been marked. The future need may be cause to add another 6- 8 vehicles and to formalize vehicle parking on the site.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

25 – 30 ADT

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None are proposed or appear to be required given the nature of the proposal.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No additional services will be needed to support the existing and future site needs

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) None are proposed and none appear to be warranted to support the existing use or as it might be expanded as permitted in the request Commercial Zoning.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water\*, refuse service, telephone, sanitary sewer, septic system,

Other \_\_\_\_\_

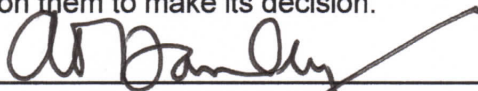
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

All required utilities already serve the site.

Puget Sound Energy provides Power and Century Link provides phone service.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee Oliver Hanley

Position and Agency/Organization HANLEY PROPERTY, LLC

Date Submitted: February 5, 2018

## D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

### SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENT SUPPLEMENT HANLEY PROPERTY, LLC REZONE - UH TO COMMERCIAL

*1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?*

Much of the site area involved in the proposed rezone will remain in its current use for a while. Within a year of Plan Amendment approval some site development is expected to take place. At that time there will be increases in noise and air emissions. There are no foreseeable issues with the storage or release of toxic or hazardous waste. Water quality and storm water detentions systems will be installed, as necessary, to control run-off from the site.

*Proposed measures to avoid or reduce such increases are:*

The principal means of controlling storm water discharge from the site, if necessary, will be the installation of a storm water detention/retention system for collection and treatment of water running off paved surfaces and in general compliance with Kitsap County's Storm Water Management design regulations.

*2. How would the proposal be likely to affect plants, animals, fish, or marine life?*

There is no marine environment. The site was cleared in the early 1960s to create paved parking and driveway areas. Then existing trees, shrubs and ground cover were removed except for a few trees and shrubs around the houses. This means the 1.03-acre site area is mostly developed. There are no fish or marine life, but other animals that may visit the site will be displaced by site development activities

*Proposed measures to protect or conserve plants, animals, fish, or marine life are:*

There is no proposal to try to protect or conserve existing trees, shrubs or ground cover. In the event a tree can be preserved it will be left in place providing it poses no danger to people or vehicles parked on or using the site.

*3. How would the proposal be likely to deplete energy or natural resources?*

Every proposal for *new* development carries with it some impact on energy consumption and dependence on natural resources. In the context of Kitsap County, as a whole or even just South Kitsap County, the depletion of energy supplies such as electricity and petroleum products will be minimal.

There appear to be no other natural resources directly identifiable that will be

consumed on the site.

*Proposed measures to protect or conserve energy and natural resources are:*

Natural resource conservation does not appear to be a factor in this rezone proposal or for the conversion of portions of the site not occupied by commercial buildings or parking facilities. Energy conservation is not a factor in this proposal. If, at a later time, another building might be proposed for the site, the need for energy conservation can be assessed at that time.

*4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?*

There are no areas designated for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains or prime farmland within the expanded rezone area. Therefore, the proposal has no effect on such areas.

*Proposed measures to protect such resources or to avoid or reduce impacts are:*

Compliance with the provisions of Kitsap County's applicable Critical Areas Ordinance is the means by which protection of these resources will be achieved. Based on the evident nature of the site, there are no such critical areas or natural resources to be impacted.

*5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?*

The question itself is most indefinitely worded. There is no regulated shoreline within or adjacent to the proposed rezone area. As for incompatible land use, if the rezone is granted there is no incompatibility issue. If it is not, then there is no incompatibility issue except that the existing use is not one permitted either outright or conditionally within the current Urban High Zone. If the question relates to whether or not a change in land use would foster the conversion of other adjacent Urban High (UH) or Urban Medium (UM) Zoned areas, that is a judgment that can only be made in the context of another site-specific rezone request. In this case, the property abuts Fire District No. 7's central station across its entire south border. To date, there has been no incompatibility issues with that facility. On the west and north the property is UH & UM Zoned. In this instance land use compatibility will be maintained with



the fencing that surrounds the site. On the east side of the site is Fircrest Drive SE and Urban Medium Zoning on the east side of the street. Most of the UM Zoned area is taken up by an apartment complex.

*Proposed measures to avoid or reduce shoreline and land use impacts are:*

Other than the compatibility measures described above no others are proposed.

*6. How would the proposal be likely to increase demands on transportation or public services and utilities?*

The rezone area once developed as proposed by the applicant will not have an impact on the roads in the area. The existing facility, while it may be expanded to include more formal parking facilities for the company's existing fleet of vehicles will have minimal effect on the existing utilities and on traffic movements along Fircrest Drive SE. If, one day, a more intense commercial or mixed-use commercial development is proposed, then that will be the time to make assessments of potential traffic impacts as well as the need for upgraded water and sewer facilities. But, for the foreseeable future Hanley Property, LLC's roofing company business will be user of the site.

*Proposed measures to reduce or respond to such demand(s) are:* None are proposed or appear to be necessary at this time or the foreseeable future.

*7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.*

No such conflicts are anticipated. If there are potential conflicts with such laws at the time of further site development, either the development proposal will be modified, or a mitigation measures will be implemented in accordance with those laws and protection requirements. If any future upgrade of the existing business is warranted and would incorporate business aspects not permitted outright in the requested Commercial Zoning, then it may be necessary to seek either Administrative Conditional Use Permit review or public hearing Conditional Use Permit review of the proposal. And that will be the time when an assessment will be made regarding any potential conflicts with local, state or federal laws required for the protection of the environment.

# HANLEY SOUTH KITSAP PROPERTY

## LEGAL DESCRIPTIONS

### PARCEL NO: 312402-1-037-2004

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0° 45' WEST 625 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31; THENCE SOUTH 89° 56'30" EAST 225 FEET; THENCE SOUTH 0° 45' WEST 100 FEET; THENCE NORTH 89° 56'30" WEST 225 FEET; THENCE NORTH 0° 45' EAST 100 FEET TO THE POINT OF BEGINNING; EXCEPT FIRCREST DRIVE SE ON THE EAST; EXCEPT FROM THE FOREGOING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 31 AS SHOWN ON RECORD OF SURVEY FOR KITSAP COUNTY BANK DATED JULY 20, 1983; THENCE SOUTH 0° 56'14" WEST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 31 A DISTANCE OF 675.00 FEET; THENCE SOUTH 88° 39'26" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 4.60 FEET TO THE EAST BOUNDARY OF TRACT 2 OF THE PLAT OF "ORCHARD HEIGHTS", RECORDED IN VOLUME 8 OF PLATS, PAGES 68, 69 AND 70, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EAST BOUNDARY NORTH 0° 59'13" EAST 10.20 FEET TO A POINT WHICH BEARS SOUTH 0° 59'13" WEST 2.07 FEET FROM THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 89° 08'29" EAST 17.94 FEET; THENCE SOUTH 0° 42'36" EAST 10.90 FEET; THENCE NORTH 88° 39'26" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 18.25 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL NO: 312402-1-038-2003

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0° 45' WEST 525 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89° 56'30" EAST 225 FEET; THENCE SOUTH 0° 45' WEST 100 FEET; THENCE NORTH 89° 56'30" WEST 225 FEET; THENCE NORTH 0° 45' EAST 100 FEET TO POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF; AND EXCEPT THAT PORTION ON THE EAST LYING WITHIN FIRCREST DRIVE SE.

### PARCEL NO: 312402-1-039-2002

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0°45'W 425 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89°56'30 E 225 FEET; THENCE S0°45'W 100 FEET; THENCE N89°56'30 W 225 FEET; THENCE N0°45'E 100 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT S0°45'W 525 FEET FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE S89°56'30 E 225 FEET; THENCE S0°45'W 100 FEET; THENCE N89°56'30 W 225 FEET; THENCE N0°45'E 100 FEET TO THE POINT OF BEGINNING.



Kitsap County  
Annual Comprehensive Plan Amendment Process for 2018

18 57  
Kitsap  
SIN

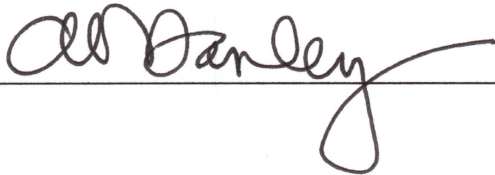
Site-Specific Amendment Application  
Ownership Certification

**Instructions:** This document must be completed for each subject parcel and submitted with your site-specific Comprehensive Plan amendment application form.

I, **Oliver Hanley** \_\_\_\_\_, hereby certify that I am a property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Kitsap County with respect to filing this application, and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief. I also hereby acknowledge that the submittal of this application and the payment of required fees does not guarantee that this proposal will be placed on the final docket for consideration by the Board of County Commissioners or guarantee approval by the Board of County Commissioners.

Address: **P.O. Box 865** \_\_\_\_\_

City: **Port Orchard** \_\_\_\_\_ State: **Wa.** \_ Zip: **98366** \_\_\_ Phone: **340-4114** \_\_\_\_\_

Signature:  \_\_\_\_\_ for **HANLEY PROPERTY, LLC** \_\_\_\_\_  
(Give corporation or company name.)

ACKNOWLEDGMENT

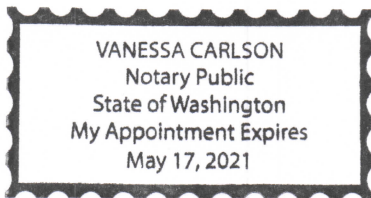
State of Washington

s s

County of Kitsap

On this day personally appeared before me **Oliver Hanley** \_\_\_\_\_ known to be the individual described herein and who executed the within and foregoing instrument and acknowledged to me that **He** \_\_\_\_\_ signed the same as **His** \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this **5<sup>th</sup>** day of **February** \_\_\_\_\_, 20**18** \_\_\_\_\_



 \_\_\_\_\_  
Notary Public in and for the State of Washington

My Commission Expires: **May 17, 2021** \_\_\_\_\_