

Appendix E: Land Use Change Requests

Appendix E – Land Use Requests

A significant component of the public process for the Comprehensive Planning process is the collection of land use requests, initiated at the Port Orchard Comprehensive Plan Kick-off Meeting, held on March 17, 2008. Land Use Requests have been submitted from property owners who feel that their property should receive a different zoning and/or Comprehensive Plan Designation. Additionally properties were included that are either currently non-conforming, yet fit in with neighboring zoning, as well as properties that are operating under Conditional or Special Use permits. Land Use requests were collected and analyzed as a part of the draft document and public process from March 17 to September 2008.

The spreadsheet indicates the level of analysis conducted for each parcel regarding the zoning and comprehensive land use criteria, and the parcel information submitted by the property owner. Each request was evaluated for whether it generally fit in with neighboring land uses and zoning, and whether it met the rezone criteria in the Land Use Regulatory Code.

The Tremont Corridor and the Downtown Wings Committees, which met monthly from April to June of 2008, recommended a new “Business-Professional” zone, which would fall under the Commercial Comprehensive Plan Designation. This zone would allow less-intensive Commercial uses in some areas of the City. The properties proposed for Business-Professional zoning are included on this list.

Please note this list is only the submitted Land Use Requests submitted during the creation of the draft document. Additional discussion and public comment are anticipated as the natural process of preparing the Port Orchard Comprehensive Plan Update and any final decisions are always made by City Council.

Appendix H

REQUEST NUMBER	TAX ID	ADDRESS / LOCATION	OWNER	INITIATOR	ZONING	REQUESTED ZONING	COMP PLAN DESIG	Generally Consistent with Neighboring Zoning and Criteria?	NOTES
1	405300-1-009-0007	813 Division Street	Living Hope Community Church	Pastor Joe Parkinson	R8	GMPD	Med-density	?	
2	022301-2-058-2003	1911 Sidney	Tom McKiernan	same	low	Commercial	MDR	No	
3	465000-2-015-0202	420 Cline Avenue	Ron Ness	same	R8	Commercial	MDR	Yes- West DOD	
4	362401-2-009-2002	1977 Bethel Road SE	Michael & Trinette Gates	same	R4.5	Commercial	Commercial	Yes	
5	4031-001-013-0008 and 4031-001-016-0005	791 Bethel Ave	David Demko	same	Comm & R8	Commercial	Commercial	Yes	
6	3524-013-018-2000	1780 Sidney	Sasha Conlen	Jason Higgins	R4.5	R20	High Density	Yes	
7	3424-014-011-2006	358 Tremont Street	Anthony & Julie Wright	same	R4.5	Commercial	High Density	Yes	
8	3424-014-007-2002	388 Tremont Street	Justin Travatte	same	R4.5	Commercial	R20	Yes	
9	4650-001-011-0109	569 Division Street	Port Orchard Development LLC	BJC Group Inc.	R8	Commercial include in	MDR	?	
10	4057-001-001-0001	614 Cline Avenue	Eric Fong	BJC Group Inc.	R8	Commercial include in	MDR	?	
11	3424-014-006-2003	381 Tremont Street	Anne Johnson	same	R4.5	Commercial	R20	Yes	
12	3424-014-008-2001	372 Tremont Street	Frank Tweten	same	R4.5	Commercial	R20	Yes	
13	4038-002-001-0003	280 Tremont Place W	Sandra Glover	same	CO	To stay Commercial	High Density	Yes	
14	4650-015-009-0004	703 Kitsap	Heather Cole	same	R20	Multi Use/Commercial	MU/Commercial	Yes - across alley	
15		624 Kitsap	Stephanie Bailey			wants to be in West DOD wing		Yes - included in preferred option for boundary	
16	4053-001-007-0009	815 Division	Ronald Reed	same		Business Professional	Med-density	?-across Sidney from County	
17	022301-2-068-2001	2114 Sidney	Timothy Steichen	same	R4.5				
18	4038-001-004-0002	177 Tremont	Donald Ecklund	same	R8	Commercial	High Density	?	
19	8503-000-000-0005	451 SW Sedgwick	South Sidney Plaza LLC	North Pacific Design	EO	R20 HDR	Industrial & Co	Yes	
20	4044-001-001-0007	429 Bay Street	429 Bay Street, LLC	Rush Development Co.	CO	Mixed Use Commercial	Commercial	? - Currently CO, no MU adjacent	
21				Ken Mendenhall					
22	4039-000-001-0204	601 Jones Drive	South Kitsap Family Worship Center	Stan Morris	R4.5	R20	Low-density	No	
23	4059-009-013-0008	926 Sidney	David Wecker & Roger Hunko	David Wecker	R8	Commercial	Med-density	Yes, if Bus-Prof	
24	252401-3-002-2000	SKHS Parking Lot	SK School Dist.	City	R4.5	CF	CF	Yes	

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25	250401-3-003-2009	751 Mitchell	SK School Dist.	City	R4.5	CF	CF	Yes	
26	032301-1-039-2008	Pottery, south of Cedar Heights	Schlenker	City	CF	R20?	CF	Yes	
27	362401-2-009-2002	1977 Bethel Road	Pier Properties INC.	City	R4.5	CO	CO	Yes	
28	362401-2-012-2007	South of 1977 Bethel Rd	Jerome Sabelhaus	City	R4.5	CO	CO	Yes	
29	362401-2-013-2006	South of above	Puget Sound Energy	City	R4.5	CF	CO	Yes	
30	362401-2-015-2004	South of above	KBSJ Development	City	R4.5	CO	CO	Yes	
31	4067-000-001-0001	Bethel, West of roundabout	Sunset Lane Cemetery	City	R4.5	CF	CF	Yes	
32	4062-009-012-0004	Bethel, West of roundabout	Sunset Lane Cemetery	City	R4.5	CF	CF	Yes	
33	4062-003-014-0005	Bethel, West of roundabout	Rill Sunset Lane Cemetery	City	R4.5	CF	Low-density	Yes	
34	4062-009-006-0002	Bethel, West of roundabout	Sunset Lane Cemetery	City	R4.5	CF	Low-density	Yes	
35	022301-3-011-2007	Pottery, across from Sidney Glen	Kitsap County, Little League	City	R4.5	CF	Low-density	Yes	
36	4650-002-002-0009	413 West Street	SCHMITZ LEONARD J	City	R8	Bus-Prof	Med-density	Yes	
37	4650-002-003-0008		DWIGHT PUMP STATION	City	R8	CF	Med-density	Yes	
38	4650-002-005-0006	Bayside Plaza	JUNG JACOB PETER & KYUNG LEE	City	R8	CO	CO/Med-density	Yes - West DOD	
39	4650-002-010-0009	545 Dwight Street	GIBSON CRAIG L	City	R8	Bus-Prof	Med-density	Yes - West DOD	
40	4650-002-014-0005	595 Dwight Street	SMITH WINIFRED A	City	R8	Bus-Prof	Med-density	Yes - West DOD	
41	4650-002-015-0004		TRINH MINH CHAU	City	R8	Bus-Prof	Med-density	Yes - West DOD	
42	4650-002-015-0103	418 Cline Avenue	GARTIN WAYNE S	City	R8	Bus-Prof	Med-density	Yes - West DOD	
43	4650-002-015-0202	420 Cline Avenue	NESS RONALD D	City	R8	Bus-Prof	Med-density	Yes - West DOD	
44	4650-003-007-0002		TRINH MINH CHAU	City	R8	Bus-Prof	Med-density	Yes - West DOD	
45	4650-003-007-0101		FREMONT DOCK COMPANY	City	R8	Bus-Prof	Med-density	Yes - West DOD	
46	4650-002-012-0007	528 Dekalb Street	KYLE KAMILA K	City	R8	Bus-Prof	Med-density	Yes - West DOD	
47	4650-002-013-0105	534 Dekalb Street	MCMURRAY MARTHA J	City	R8	Bus-Prof	Med-density	Yes - West DOD	
48	4650-002-013-0204	410 Cline Avenue	MCMURRAY MARTHA J	City	R8	Bus-Prof	Med-density	Yes - West DOD	
49	4650-002-016-0003	538 Dekalb Street	HALL NANCY LEE	City	R8	Bus-Prof	Med-density	Yes - West DOD	
50	4650-007-002-0008	313 Cline Avenue	NOBLE DEAN A & CAROL L	City	R8	Bus-Prof	Med-density	Yes - West DOD	
51	4650-007-002-0107	317 Cline Avenue	OVERTON JOE W & JUDY D	City	R8	Bus-Prof	Med-density	Yes - West DOD	

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52	4650-007-002-0206	319 Cline Avenue	JESCH CHARLES	City	R8	Bus-Prof	Med-density	Yes - West DOD	
53	4650-007-003-0007	623 Dekalb Street	ADKINS LEONE COTTRELL	City	R8	Bus-Prof	Med-density	Yes - West DOD	
54	4650-007-007-0003	627 Dekalb Street	KNUDTSON NORMAN & MARIAN L	City	R8	Bus-Prof	Med-density	Yes - West DOD	
55	4650-007-008-0002	618 Kitsap Street	ALLEN ROGER D	City	R8	Bus-Prof	Med-density	Yes - West DOD	
56	4650-007-008-0101		SCHEEL SCOTT C & TEAH A	City	R8	Bus-Prof	Med-density	Yes - West DOD	
57	4650-007-009-0001	624 Kitsap Street	BAILEY STEPHANIE A	City	R8	Bus-Prof	Med-density	Yes - West DOD	
58	4650-006-001-0100		FETTERPLACE GARY S & JENNIFER L	City	R8	Bus-Prof	Med-density	Yes - West DOD	
59	4650-006-001-0001		KLEEHAMMER THOMAS & DEREK M	City	R8	Bus-Prof	Med-density	Yes - West DOD	
60	4650-006-004-0107	614 Dekalb Street	MCCLINTOCK PAULA K	City	R8	Bus-Prof	Med-density	Yes - West DOD	
61	4650-006-008-0004	620 Dekalb Street	WEISMAN ROBERT ADRIAN & WANDA KAYE	City	R8	Bus-Prof	Med-density	Yes - West DOD	
62	4650-006-009-0003	624 Dekalb Street	WINTER BILLIE	City	R8	Bus-Prof	Med-density	Yes - West DOD	
63	4650-006-002-0000	601 Dwight Street	VANZEE WARREN R & ALICE J	City	CO	Bus-Prof	Commercial	Yes - West DOD	
64	4650-006-003-0009	609 Dwight Street	VANZEE WARREN R & ALICE J	City	CO	Bus-Prof	Commercial	Yes - West DOD	
65	4650-006-006-0006	613 Dwight Street	CRAWFORD MCGILLIARD PETERSTON YELISH & DIXON	City	CO	Bus-Prof	Commercial	Yes - West DOD	
66	4650-006-007-0005	623 Dwight Street	CRAWFORD WM	City	CO	Bus-Prof	Commercial	Yes - West DOD	
67	342401-4-006-2003	381 Tremont Street	Johnson, Anne	City	R4.5	Bus-Prof	High Density	Yes	
68	342401-4-005-2004		Tremont Health Center, LLC	City	R20	Bus-Prof	High Density	Yes	
69	4038-001-001-0302	261 Tremont PL	HUEBERT ROBERT & ANNE	City	R8	R8	High Density		
70	4038-001-001-0005	1429 Pottery Ave	LUDLOW LORINDA & RYAN	City	R8	R8	High Density	No	
71	4038-001-001-0104	251 Tremont PI	MARTIN MARTI	City	R8	R8	High Density	No	
72	4038-001-002-0509	243 Tremont PI	VAUGHT NOCOLE & VANCE	City	R8	R8	High Density	No	
73	4038-001-002-0501	237 Tremont PI	BUSEK KEN & BETTY	City	R8	R8	High Density	No	

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74	4038-001-003-0201	207 Tremont St W	PARKER MARK	City	R8	R8	High Density	No	
75	4038-001-003-0409	1451 Starlet Ln	McLAMB FAYE	City	R8	R8	High Density	No	
76	4038-001-002-0608	245 Tremont Pl	LAW KEITH	City	R8	R8	High Density	No	
77	4038-001-002-0608	245 Tremont Pl	DANIELS JACKSON	City	R8	R8	High Density	No	
78	5347-000-004-0007	1731 Pottery Ave	DICKENSON LUELLA	City	R8	R20	High Density	No	
79	5347-000-005-0006	1733 Pottery Ave	McDANIEL COLIN	City	R8	R20	High Density	No	
80	5347-000-006-0005	1735 Pottery Ave	ROTHENBURG BEVERLY	City	R8	R20	High Density	No	
81	342401-4-025-2000	344 Sunset Ln	BJORKHEIM VERNE	City	R4.5	BP	High Density	No	
82	342401-4-038-2005	355 Sunset Ln	SEALS WANDA	City	R4.5	BP	High Density	No	
83	342401-4-010-2007	362 Sunset Ln	SIMPSON DAVIT	City	R4.5	BP	High Density	No	
84	342401-4-009-2000	376 Sunset Ln	BOYD LYLE & LOIS	City	R4.5	BP	High Density	No	
85	4054-004-005-0004	1442 Garrison Ave	MARTIN ANGELICA	City	R8	R8	Med-density	No	
86	4054-002-006-0106	1440 Flower Ave	PENDRAS LISA	City	R8	R8	Med-density	No	
87	4054-001-011-0002	1421 Howard Ave	MASSEY B R	City	R8	R8	Med-density	No	
88	342401-4-047-2004	305 Clay Ln	TAYLOR MILDRED	City	R4.5	Commercial	Commercial	Yes	
89	342401-4-023-2002	1608 Pottery Ave	WIDMAN BETTY	City	R4.5	BP	High Density	No	
90	342401-4-024-2001	1608 Pottery Ave	WIDMAN BETTY	City	R4.5	BP	High Density	No	
91	4038-002-003-0308	1601 Pottery Ave	TRAWEEK Bev	City	R4.5	R20	High Density	No	
92	5347-000-002-0009	232 May Street	GRUENHAGEN MILDRED	City	R4.5	R20	High Density	No	
93	342401-4-019-2008	360 Tremont Street	SEALS WANDA	City	R4.5	BP	High Density	No	
94	5347-000-003-0008	230 May Street	BOUCHER GERTRUDE	City	R4.5	R20	High Density	No	
95	4060-005-001-0007	West of Bethel Avenue	Seaswirl III	Erik Kvinsland	R4.5	CO	Low-density	Yes-Bethel Access	