

Port of Kingston  
Kitsap County, WA

**RESOLUTION NO. 04-02-2021**

A Resolution of the Commission of the Port of Kingston

**RESOLUTION TO REQUEST REZONE OF PORT OWNED PROPERTY FROM NEIGHBORHOOD COMMERCIAL TO URBAN VILLAGE CENTER FOR THE PURPOSE OF ECONOMIC DEVELOPMENT**

**WHEREAS**, The Port of Kingston’s mission, per statute, has a direct interest to promote economic development, job creation and to promote tourism and trade through and around the Kingston community, and throughout the Port district.

**WHEREAS**, The Port of Kingston’s requested changes align with Kitsap counties Shoreline Master Plan,

**WHEREAS**, The Port of Kingston’s requested changes align historical use of the property.

**WHEREAS**, The Port of Kingston’s requested changes align with the zoning of the adjacent Urban Village Center properties,

**THEREFORE BE IT RESOLVED**, by the Commissioners for the Port of Kingston hereby grants authority to the Executive Director, Greg Englin to request a rezone of the property currently zoned as Neoghborhood Comercial to Urban Villlage Center.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 28<sup>th</sup> day of April, 2021.

**PORT OF KINGSTON  
KITSAP COUNTY, WASHINGTON**

DocuSigned by:  
*Laura Gronnvoll*  
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Laura Gronnvoll, Commissioner

DocuSigned by:  
*Steve Heacock*  
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Steve Heacock, Commissioner

DocuSigned by:  
*Mary McClure*  
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Mary McClure, Commissioner

Attest: DocuSigned by:  
*Greg Englin*  
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Greg Englin, Executive Director



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Kitsap County Community Development  
619 Division St. MS #36  
Port Orchard, WA 98366

April 23, 2021

Re: Rezone Request for the Port of Kingston

**1. Please describe how the proposed rezone is consistent with the purpose and intent of the Comprehensive Plan, respective community or Sub-Area Plan or other applicable regulations.**

The proposed rezone is within the Kingston Unincorporated UGA. Kingston is an urban center described as a "county wide" center, and a "key transportation link" within the County. The Kingston Sub-Area Plan provides a vision, goals, and policies for the UGA, and first among them is the goal for economic development. The "Neighborhood Commercial Zone" covers parcels in two general areas- 1) the Park District (13.8 Ac of the Village Green Metro Park District), and the other 2) portions of the Port District. These two districts have remarkably different functions. While the environment and public access are important to Port Districts, the economic development mission is a predominant goal for Ports. The restrictions on commercial development placed on the Port with the NC zone are inconsistent with the economic development mission of the Port. Opportunities provided in the UVC zone should be afforded to the Port - similar to the adjacent Urban Village Area. This change would be more consistent with the Comprehensive Plan, the Sub-Area Plan, and the mission of the property owner.

**2. Please describe how the proposed rezone will not adversely affect the surrounding community.**

Allowing commercial opportunity on a similar basis as the existing Kingston commercial area (NC) might be seen as being seen competition. However, the Port can complement, and encourage business in the neighboring areas. Also, the Port has some unique methods to foster development such as public-private partnerships which would provide for economic growth that would otherwise not occur. Overall, this change in zoning covers a small potential area for commercial development when public access, marina, and transportation terminal needs are considered and should positively impact the community.

**3. Please describe how the rezone bears a substantial relationship to the public health, safety, or welfare of the community.**

This rezone request substantially benefits the community. Economic development is a key element of the County's Comprehensive Plan, and the Port can assist in economic development in ways that other entities cannot. This request is to remove development impediments of the current zoning classification, Neighborhood Commercial, when compared to the adjoining commercial area (Urban Village Center) and allow the Port to exercise its economic development capabilities as part of the community. The effect of this is limited as are the



**PORT OF KINGSTON**

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Port's available property, so the effects will necessarily be limited, but necessary for the Port to optimize the use of its properties and sustain itself over time.

DocuSigned by:  
*Greg Englin*  
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Greg Englin, Executive Director

4/28/2021  
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Date

