



PORT OF KINGSTON

QUARTERLY NEWSLETTER OCTOBER 2021

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Kingston Cove Christmas Saturday December 4, 2021

We need Volunteers!

The Port of Kingston is looking for volunteers to help stage Christmas lights. Please contact 360-297-3545 or info@portofkingston.org for more info!

Join us for a FANTASTIC display of lights, tree lighting, Santa, music with Danny Vernon as Elvis and more! Tree lighting & music begin at 5pm. Light display will run through January 9th. www.portofkingston.org

PORT OF KINGSTON MASTER PLAN



The Port is undertaking activities that will chart a positive course for enhancing the economic viability of Kingston. To embrace its mission of economic development, the Port of Kingston has initiated a planning process to position its properties for that purpose which include:

- Explore alternative economic development concepts
- Conduct Community Interviews
- Prepare Concept Plan
- Rezoning Application
- Requested Amendments to Kitsap County Allowable Use Tables

Please visit our webpage and submit your thoughts at <https://portofkingston.org/master-plan>

Options and Opportunities

- Mooring Systems
- Camping
- Recreation Floats and Infrastructure
- Hotel/Motel
- Resort
- Dry Stack Storage
- Parking Garage
- Commercial Development
- Business Park
- RV Park
- Event or Conference Center
- Post Secondary Education Facilities



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PORT NEWS

DERELICT VESSELS

The Port manages the risk posed from derelict vessels by continually monitoring the presence of vessels that could become "derelict." This vigilance includes vessels moored over private landowners' submerged lands in Appletree Cove. 'We work with the US Coast Guard, Kitsap Sheriff's Marine Unit, Department of Ecology, the State's DNR Derelict Vessels Program Managers and the Attorney General's office if needed. We collectively assess the threats, and the enforcement agencies deal with the vessel owners and operators to ensure compliance with the law. On Port-owned property, the Port can require and enforce performance standards by evicting a vessel if needed. The State DNR is actively dealing with one vessel that has been moored in the cove. As of September 30, the moratorium on evicting vessels off state owned lands has expired.

APPLICATION FOR REZONE OF PORT PROPERTIES

The Port of Kingston submitted a request to Kitsap County to rezone some of our properties that are currently zoned as Neighborhood Commercial to Urban Village Center (which is the zoning for the rest of the downtown area).

The Port commission passed a resolution to request the rezone of this property earlier this year. The rezone would allow for future development on some of the Port property around the tent pad and part of the parking area, for example. It would allow for redevelopment for commercial uses and at the appropriate scale for these properties.

This change would align with the State of Washington's Urban Growth Area designation, Kitsap County's Comprehensive Plan, and the Port's own Comprehensive Plan.

Please read the attached letter to the community or visit our website at www.portofkingston.org

JOIN THE CHAMBER

Join the chamber and be a part of promoting & supporting the Kingston Community and its businesses.

www.kingstonchamber.com

Contact/Follow/Subscribe

Port of Kingston
25864 Washington Blvd. NE
Kingston, WA 98346
360-297-3545

www.portofkingston.org
info@portofkingston.org
<https://www.facebook.com/portofkingstonwa>

MARINA INFO

Marina Office Hours: 8:00 a.m. – 4:45 p.m.
Fuel Dock Hours: 8:00 a.m. – 4:45 p.m.

Winter Guest Moorage available!
Contact the marina office for more info.

Port of Kingston awarded Boaters Choice Marina 4 years in a row! Go to www.marinas.com to leave us a review!

Serving what matters today with a view for tomorrow.

Laura Gronnvoll, Commissioner District 3	262 Slip Marina	335 Parking Spots	Mike Wallace Marina Park	Golf Course & Casino
Steve Heacock, Commissioner District 1	49 Slip Guest Dock	WSF & Kitsap Transit Ferry Terminals	West Kingston Road Park	Retail Shops
Mary McClure, Commissioner District 2	2 Launch Ramps	Kingston Cove Yacht Club	North Beach Park	Restaurants
	Non-Ethanol Fuel Dock	Fishing Pier	Kingston Kiwanis Park	Bike Trails & Cycling



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Zoning Change Requests

September 30, 2021

Re. Zoning Change Requests

Dear Kingston Community Member:

The Port of Kingston has been undertaking a planning effort focused on the Port's upland properties. This effort is focused on properties that currently are used for Port operations and are largely undeveloped with the exception of parking. Similar to previous planning efforts, this periodic review is examining the possibility of development of these properties for the purpose of community economic development.

During this process, the Port has recognized the current zoning for much of its property has a Neighborhood Commercial (NC) designation. This zoning is not conducive to economic development. A comparison with the Kingston Urban Village Commercial Zone (UVC) (the business zone adjacent to the Port) draws a dramatic difference between the zones, particularly with building sizes in the categories of office space and retail. The Port Commissioners would like to change the zoning (from NC to UVC) to be able to consider structures that, from a scalability standpoint, are more economically viable. Consequently, the Port has requested that the County make a zoning change of the NC properties to UVC.

You and others in the community will likely be made aware of our re-zone request. We, at the Port, want to answer any questions you might have relative to our planning processes, scenarios we have discussed, and potential effects on the community. We have created a page on our website which will keep you informed of the Port and the County's processes, and significant related events or information. For direct communication, you can always contact our Executive Director, Greg Englin, for more information at (360) 265-5492.

Sincerely,

Laura Gronnvoll
Commissioner

Steve Heacock
Commissioner

Mary McClure
Commissioner



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Port of Kingston Zoning Designations

