



MINUTES

**KITSAP COUNTY
BOARD OF COMMISSIONERS**

September 18, 2006 - PM

NOTE: *The Board of Commissioners met on the above-stated date. Present were Chair Jan Angel (**Absent**), Commissioner Chris Endresen, Commissioner Patty Lent, Tom Nevins, Dean Jenniges, Lary Cappola, Deborah Flynn, John Ahl, John Taylor, Mike Gustafson, Brian Bekeny and Clerk of the Board Opal Robertson. (THE BOARD OF COMMISSIONERS' PUBLIC MEETINGS AND PUBLIC HEARINGS ARE AUDIO AND VIDEO TAPED).*

ITEMS SET FOR TIME CERTAIN:

4:00 PM) Meeting Called to Order with Pledge of Allegiance.

4:00 PM) Continuation of the public hearing to receive oral and written testimony regarding: Kitsap County's 10-Year Update Draft Comprehensive Plan and Environmental Impact Statement and Development Regulations.

Eric Baker, Department of Community Development, gave a PowerPoint presentation summarizing the proposed 10-Year Comprehensive Plan update stating it outlines the goals and policies implementing what the 10-year vision for Kitsap County is to look like. He said the 10-Year update is required to be completed by December 31, 2006. Baker said the Board should have received a new packet of information that includes an errata sheet containing various small changes and omission from the "draft plan". He said the errata sheet is located on the county's web page. Baker also stated the packet also contains additional public comments that had been received, a memo on the Capital Facilities Plan and documents regarding the WA State Department of Transportation Improvement Plan.

Commissioner Lent gave the guidelines for tonight's meeting.

Public Comments:

1. Jim Aho addresses the Board regarding the Illahee Community Plan and requested an upland zoning designation along the northern shoreline that matches the rural shoreline designation, recommended urban restricted zoning along the rural shoreline, a zoning change along Fir Drive Ridge between Sylvan Way and Carr Street and a more detailed look at the mixed-use zoning along Perry Avenue north

of Sylvan Way.

2. Jack Hamilton – not present to speak.
3. Bert Esau, Bremerton resident, asks that a site-specific request be granted on property located on the corner adjacent to ULID #6 on the east and south sides. He said the property is ranked high in adequacy of services and suitability. Esau said he has owned the property for 38 years and it is a natural progression of growth. He said there are no wetlands on the property and is ideal for building. He asked that his property be included in the urban growth area.
4. Laura Overton-Johanes said she has been working on this rural wooded program for approximately 15 years and believes the current proposal before the Board does not follow the original intent of the program. She has concerns about much of the land being placed in permanent open space and no provision for waterfront property. She asks the Board to review the original program and possibly scale some things back.
5. Jerry Porter, North Kitsap resident, commends the Board, Planning Commission, staff and consultants for an excellent plan. He said it is comprehensive with amazing detail and will guide the county in a healthy way for future growth. He is concerned about the capital facilities program in that the county needs affordable infrastructure.
6. Kevin Killbridge thanked Eric Baker for the excellent program introduction.
7. Jim Sommerhauser, Central Kitsap resident, questions the Board on what would be the status of the comprehensive plan if Initiative 933 passes and the comprehensive plan is adopted prior to the general election in November.
8. Ron Ross addresses the Board with concerns about mixed-use zoning in Silverdale. He did not believe the county should require a residential component in that area. He said relative to the urban business core, it is divided into seven zones and believes that is too many for a community the size of Silverdale and too complex to be reasonable. Ross also addresses the Board with concerns about transferable development rights.
9. Doug Skrobut addresses the Board with concerns about the proposed transferable development rights language and a possible mapping error on property near the Bremerton Airport.
10. Richard Brown addresses the Board regarding transferable development rights, lack of land supply in Kitsap County, reasonable measures, bonding utilities in Kitsap County and the importance of the capital facilities program.
11. Ron Rice – pass
12. Judith Krigsman believes the land use change north of Waaga Way is in error and asks the Board to remove the change from Alternative 2. She also asks the Board to

review the goal and policy statement on page 46 regarding this particular land use.

13. Gail Bickler said in May and June of 2004, approximately 160 households in the Central Valley area petitioned the Kitsap County Department of Community Development to not allow a change to the rural residential zoning on parcels east of Central Valley Road. She said at the July 10, 2006 public meeting, this property was still rural residential on the Alternative 2 Plan but now the maps list the property north of Waaga Way as urban restricted. Bickler questions how and when this happened.
14. Ron Wiley, Nicholson Drilling, said previously he had requested that nine acres south of Hwy 16 on Bethel-Burley Road be reclassified. He said the request was taken off the list but he is requesting it be reviewed again and be reclassified as commercial zoning.
15. Mary Bertrand questions the deadline for submitting written comments.

Discussion is held between the Board, Planning Commission and staff regarding the deadline for submitting comments, the 60-day integrated GMA and SEPA requirements, possibly remanding the Planning Commission's recommendation for further consideration, scheduling additional comment periods and comments received from the state agencies.

16. William Palmer addresses the Board with concerns about site specific requests for William Grant, Velma Ortendahl (2 properties), Harold Hatch, Phillip Larson, Higgens/Shaw, Daniel Pickens, Lourdes Almacen, Jimmie Haskins, Steven Edwards and Terrence Simons.
17. Pat Waters, South Kitsap resident, said he endorses Alternative 2 and asks the Board and Planning Commission to place strong emphasis on site specific requests. He believes the "little guy" gets taken care of during the sites specific process.
18. Ken Mischel, South Kitsap resident, addresses the Board regarding the Berry Lake Road area requesting it be re-zoned to rural residential.

Discussion is held between the Board, Planning Commission and staff regarding the Manchester Community Plan, lot aggregation language, LAMIRD, impervious surface limits and regional stormwater facilities, overall surplus of commercial land currently designated on the map and the Capital Facilities 2005 Model Roadway Improvements Assumption.

19. Barbara Smithson said she lives on Paulsen Road and signed a petition indicating she did not want development on the Central Valley Road area. She said the residents of the area have voiced their concerns but believes most felt they have not

been listened too. She urges the Board to take a look at Option 2 but not allow that piece of land north of Waaga Way to be zoned urban growth.

20. Lori Eckstrom questions whether small versions of the maps were available to the public.
21. Tom Weaver, Seabeck resident, addresses the Board with concerns about the West Bremerton urban growth area stating he supports Alternative 2 because city water and sewer services are available and roads are in place. Weaver supports increasing building height to 45 feet. He said the area is poorly developed with pre 1975 mobile homes that could be replaced thereby increasing the value of the re-zoned parcels.

Public meeting adjourned at 8:30 p.m. and continued to Wednesday, September 20, 2006.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY WASHINGTON**

JAN ANGEL, CHAIR

CHRIS ENDRESEN, COMMISSIONER

PATTY LENT, COMMISSIONER

ATTEST:

OPAL ROBERTSON
Clerk of the Board

DATE APPROVED

* See Resolution Journal Volume No. 61

** See Ordinance Journal Volume No. 15

*NEXT REGULAR BOARD OF COMMISSIONERS MEETING WILL BE **OCTOBER 9, 2006.***

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