



MINUTES
Special Meeting
KITSAP COUNTY
BOARD OF COMMISSIONERS
August 4, 2008 – 10:00 a.m.

The Board of Commissioners met on the above-stated date. Present were Chair Steve Bauer, Commissioner Josh Brown, Commissioner Jan Angel, County Administrator Nancy Buonanno Grennan and Clerk of the Board Pro Tem Pat Lawson. *(The Board of Commissioners' public meetings is audio and video taped. By signing in or speaking at this meeting, you grant your permission to be taped. Minutes of this public meeting are posted on Kitsap County's webpage).*

10:00 AM) Meeting Called to Order with Pledge of Allegiance.

1) Contract with **RV Associates, Inc (KC-345-08)** for replacement of a culvert under Illahee Road NE at Mile Post 2.85 in Central Kitsap, Commissioner Dist #3. **Fiscal Impact:** \$590,988 – Road Construction Fund. **Staff Contact:** Dick Dadisman, 337-5777 x3556.

Discussion is held, comments received and hearing no objection, a **motion** is made by Commissioner Brown and seconded by Commissioner Angel that the Board approves and executes the contract with **RV Associates, Inc (KC-345-08)** for replacement of a culvert under Illahee Road NE at Mile Post 2.85 in Central Kitsap, Commissioner Dist #3. **Fiscal Impact:** \$590,988 – Road Construction Fund. Staff Contact: Dick Dadisman, 337-5777 x3556. Motion carries unanimously.

2) Board deliberations and possible decision on the draft [amendments](#) and the Planning Commission's recommendations on the proposed revisions to Kitsap County Code **Title 17 (Zoning) and Title 18 (SEPA-Environment)**. **Staff Contact:** Eric Baker, 337-4495.

Eric Baker, Commissioners Office, said what is before the Board is the Phase II Code Developments. He said staff have provided copies of a public comment matrix, proposed May 17, 2008 Draft, Planning Commission revisions and a Board of Commissioners decision matrix. He said hopefully, by the end of the session, staff would have all the proposed changes to the May 17th Draft, compiled in an ordinance format in order to bring back before the Board on August 25, 2008.

Discussion is held by the Board regarding the genesis of this rewrite, whether there was a discussion with the Board prior to the beginning of this process, discussions with different

boards, Phase I done during the 2006 Comprehensive Plan Amendment cycle, Phase II being a much larger process, complete review of Title 16, 17, 18 and 21, special projects that pre-dated 2006 changes, clarity in the sub-division standards, potential reduction in lot sizes, public comments received on the amendments, changes to the master planning components, changes to the mixed use zones, the Phase III process, stakeholders meetings and this draft being available to the public for more than nine months.

A **motion** is made by Commissioner Brown and seconded by Chair Bauer that the Board amends Section 17.110.506 - Net Developable Acreage, adding after Critical Area and Buffers Language in parenthesis...*"including bald eagle habitat regulations"*. Motion carries unanimously.

A **motion** is made by Commissioner Angel and seconded by Commissioner Brown that the Board amends Section 17.110.105, restoring the number of guest rooms to *"ten (10)"*. Motion carries unanimously.

A **motion** is made by Commissioner Angel and seconded by Commissioner Brown that the Board amends Section 17.110.133 to read...*"buffer screening means a buffer of vegetation and/or site obscured fencing intended to provide functional screening between different uses, land use intensities and/or zones"*(removing the term *"native"*). Motion carries unanimously.

Discussion is held regarding performance based developments, mobile homes vs. manufactured homes, definition of a mobile home, federal regulated manufactured homes, minimum lot sizes and minimum lot dimensions.

Discussion is held and a **motion** is made by Commissioner Angel and seconded by Commissioner Brown that the Board amends Section 17.382.060, Urban Residential Density and Dimensions Table to read...*"if on an alley, 10 feet for a garage/carport opening directly onto the alley or 5 feet in all other instances."* Motion carries unanimously.

Discussion is held regarding establishing active recreation requirements for all single family sub-division/development more than 30 lots/units, possibly removing and deferring to the Phase III Code Development Process, garage parking, originally not allowing garages into parking requirements, access for emergency vehicles, road standards relative to parking, narrow side streets, Mosher Creek Development, reducing impervious surface, parallel parking, how other jurisdictions (Clark and Pierce) handle this, parking prescriptive to the number of bedrooms, why aren't two parking spaces enough and on-street parking.

Board continues this matter for further discussion to the August 25, 2008 public meeting.

A **motion** is made by Commissioner Angel and seconded by Commissioner Brown that the Board amends Section 17.382.037.B 1-2, Sidewalk Requirements, as referenced in the Board of Commissioners Decision Matrix dated August 4, 2008, page 2. Motion carries unanimously.

Discussion is held regarding local/minor arterial collectors, requirement of street trees, whether the county has a street tree ordinance, street tree design elements in the county road standards, trees located in the county rights of way, requiring street trees on the main streets, long term maintenance of the roadways, retaining mature trees, street trees in the front yard, plat requirements and whether there should be a certain type of tree.

Board continues this matter for further discussion to the August 25, 2008 public meeting.

Public meeting adjourns at 12:15 p.m. – 1:00 p.m. for lunch.

Chair Bauer said the Board will convene into executive session from 1:00 – 2:00 p.m. to discussion litigation issues and do not expect to take actions on the issues.

Public meeting reconvenes at 2:13 p.m.

Discussion is held regarding the “purpose statement” for Performance Based Developments, attached housing developments, lot size, lot width and depth, structure height, setbacks (front, side and rear yards), height limitations, zoning code components of community plans, possibly including Keyport in this draft, size of the original document code, formatting the document, Kingston Design Guidelines, minimum lot sizes and dimensions, open space requirements, active/passive recreation requirement, moving from 12 to 19 lots/units, definition of amenity, athletic fields, open grass field/ natural area, use of native vegetation .

A **motion** is made by Commissioner Angel and seconded by Commissioner Brown that the Board amends Chapter 17.4 25. 040. C-3 to read ... *all open space other than those areas needed for utilities or other infrastructure shall be retained in the (delete “native”) vegetation.* Motion carries unanimously.

A **motion** is made by Commissioner Brown and seconded by Commissioner Angel that the Board amends Section 17.425.040.C.2.h. - Active/Passive Recreation Requirements, (Board of Commissioners Decision Matrix) to read...*“the active recreational amenity (s) shall be located on five percent (5%) grade or less, except if a greater grade is necessary for the activities common to the amenity e.g. skate park, trails; and...”* Motion carries unanimously.

Discussion is held regarding the performance based development process for commercial, industrial and institutional uses, developments adjacent to residential areas possibly interfering with views, state environmental policy act, possible impacts to residential areas, definition of covered or internal open space areas, setback reduction, how performance based developments can be applied to commercial/industrial projects, adverse impact on the environment, adverse impact on adjoining property uses, structure height, stormwater facilities, shading issues, “wedding cake” tiered height structures in a commercial core, Harrison Project, flexible codes comes with the possibility of litigation, what is used by other jurisdictions, abutting urban low residential zones, possibly creating site distance from urban low residential zones, whether the SEPA process protects impacts to neighbor’s

views, best available science associated with impacts, harmony vs. compatible, and standard requirements for commercial, industrial and institutional.

Discussion is held regarding major and minor revisions after approval (performance based development) and alteration in dwelling unit separation.

A **motion** is made by Commissioner Brown and seconded by Commissioner Angel that the Board amends Section 17.425.110, Revision of a Performance Based Development, as referenced on the Board of Commissioners Decision Matrix, page 7, dated August 4, 2008. Motion carries unanimously.

Discussion is held regarding mixed use zone vs. mixed used development, residential and commercial component included in the same project, mixed uses incurring through-out the zone, possibly changing the zone name, allowing both uses in a single zone, allowed housing types, single-family attached housing, urban town centers, adult family homes and permitted uses.

Further discussion is held regarding master plan minimum size, South Kitsap Industrial Area Sub-Area Plan, key refugia area, environmental impacts, master plan language, lack of infrastructure being the main component, not proposing expansion of SKIA Master Planning by sub-basin for the remainder of the county, project specific determination, rationale behind modifications, large scale projects 40-acre in size, no amendments to the SKIA Master planning, planned actions, City of Tacoma downtown industrial area, straight plat or performance based development, manual vs. optional overlay and SKIA annexation.

Chair Bauer announces that the Board’s deliberations will continue to August 25, 2008.

Public meeting adjourned at 4:19 p.m.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY WASHINGTON**

STEVE BAUER, CHAIR

JOSH BROWN, COMMISSIONER

JAN ANGEL, COMMISSIONER

ATTEST:

OPAL ROBERTSON, Clerk of the Board

DATE APPROVED

* See Resolution Journal Volume No. 62

** See Ordinance Journal Volume No. 16

(The Board of County Commissioners public meetings are televised on public access television BKAT (ComCast Ch.12 and Wave Broadband Ch. 3) Mondays at 7:00 PM and Tuesdays at 11:00 AM and 1:00 AM).

Next regular Board of Commissioners public meeting will be held **August 11, 2008 at 7:00 p.m. in the Board of Commissioners Chambers.**

NOTE: Kitsap County does not discriminate on the basis of disability. Individuals who require accommodations should contact the Commissioners Office at (360) 337-7146 or TDD (360) 337-7275 or 1-800-816-2782. (Please provide five business days notice for interpreter services).