



Board of Commissioners AM Meeting Minutes

9:00 AM Monday – December 13, 2010

Port Blakely Conference Room

County Commissioners: Josh Brown, Steve Bauer, Charlotte Garrido

County Administrator: Nancy Buonanno Grennan

Community Development: Larry Keeton, Scott Diener, Katrina Knutson, Heather Adams

Office of Strategic Financial Planning: Amber D'Amato

Prosecutor's Office: Shelley Kneip (via telephone)

Press: Chris Dunagan

Citizen(s): Mark Eisis, David Overton, Tom Nevins, Teresa Osinski, and Ron Eber

Approve Minutes from 06/21/10 Board Retreat and 11/29/10 AM Meeting

Action: Approved with change.

Lodging Tax Update – R'Lene Orr

- Commissioner Bauer gave a summary of the process the lodging tax committee took in distributing funds and commended R'Lene on her terrific job of supporting the committee.
- The committee is serious about this and spent a lot of time talking about how to improve the system in the future.
 - They have really focused on issues of performance.
 - One of the big themes is getting the chambers and the VCB to coordinate and work better together.
 - Kingston made an effort this year to work with the VCB, Silverdale didn't, but Silverdale has had a transition, they are dealing with some organizational issues.
 - The others had a meeting in September; they were supposed to meet with VCB the day of the snow fall. The fact that they didn't follow up was a bit of a disappointment.
- Had \$750K in requests this year, more than we have ever had. Had about \$250K to distribute, which is down from over \$400K last year.
- Going to see reductions for most of them that reflect the decreased amount of money to distribute and the sense of the committee about the worth of the various proposals.
 - Fathoms of Fun was selected because there was an issue of some equality and distribution of the funds throughout the county, and they run a whole series of events, including a parade float that goes throughout the Northwest distributing brochures about Kitsap County.
 - West Sound Entertainment can piggyback on parks ticketing system and they did advertising as recommended last year.
- Chambers
 - Commissioner Garrido was interested in what activities Kingston and Silverdale do compared to Bremerton and Port Orchard, and thought that helping them see what each other does would be valuable.
 - There were no submittals from Bremerton or Port Orchard; they most likely apply for funding through the cities.
 - The chambers meet periodically and are aware of each other's activities. They do not meet with the VCB, they compete with them. Need to try to rationalize that relationship and the roles.
 - Kingston Chamber offered to hire a part-time person in the summer to be open during the weekend.
 - Silverdale moved into a new center.

Action: The Board agreed to put this item on the 12/13/2010 business meeting agenda for approval.

Information Sharing

- The CK Community Council is taking up a resolution thanking Anita Bates for her work, because she is moving out of the state. Maybe a letter would make sense from the Board thanking her.
- The Board will need a discussion some time in January for a briefing on the UGA Sewer Task Force.
- Chair Brown met with the Kitsap Poggie Club.
 - Saltwater access is important in our county. For a county that is surrounded by saltwater, we have not done a good job (County, Cities, Ports) talking about expanding recreational access.
 - Would like to talk next year to see if it makes sense to form some type of committee or work group to look at how the all of us could do a better job of expanding saltwater access.
 - This would be a good role for the Ports to get involved in.
- Commissioner Bauer gave an update on the Point No Point boat launch and the MOU with Washington Department of Fish & Wildlife.
- Commissioner Bauer got a call from Representative Rolfes, and suggested that we think about putting together a sales tax package to back stop some of the state cuts to the County (KHM, schools and other things). Mayor Lent suggested the same thing to Commissioner Garrido at a meeting last week.
- Dave Peterson's request to fund moving forward with some more in-house attorneys.
 - Worksheets or a budget request were never formally submitted; however he has raised it several times now.
 - Chair Brown met with Dave on Friday, he asked for flexibility from the Board to be able to ramp up public defense a little more so that they can reduce the contracts.
 - He thought that Dave would meet with Amber and go over the proposal to make sure it made sense.
 - FTE additions were not authorized, and expected that he would give specifics on the numbers.
 - Commissioner Garrido would be willing to entertain the idea once a proposal has been submitted.

Actions

- Nancy will schedule a Board briefing in January for the UGA Sewer Task Force.
- Nancy and Amber will meet with Dave Peterson to review his proposal and make a possible recommendation to the first quarter budget amendment.

Comprehensive Plan 2010 Amendments & Proposed Draft Omnibus Ordinance - Larry Keeton/Scott Diener

- Reviewed the comprehensive plan amendments and motions that were prepared for the Board.
 - First one does not move forward with approving Keyport Junction.
 - The second one adds the slight tweak to the southern industrial parcel on Bond/Gunderson.
 - Remove the third one, because it is already included in the language.
 - The fourth one amends the use tables for rural employment center in Twelve Trees (kennels and pet daycares).
 - The fifth one is the boat yards.
 - Need one more correction – under general office and management services, less than 4,000 square feet is permitted, look at the next one, it is 4,000-9,999 is acup, but go to general office and management services 10,000 or greater and it is permitted. Think that is an error, it should be permitted all the way through. It is only in Twelve Trees.
- Buffers – prepared some language that says if you got adjacent buffers between 25-50 feet and your new development comes in, you would be required to have the same buffer as that adjacent to you. If there is not buffer established adjacent to you, then the director has the authority to go from 25-50

feet depending on site conditions, such as traffic generation, light, noise, glare, odor, dust, visual impact and adjacent residential development.

- It recognizes that there are several different circumstances that you would have to anticipate.
- This will also be back next year, as we look at buffers and landscaping and water as a resource, all of that can tie into it.
- Buffers serve multiple purposes, tried to capture that briefly in the first paragraph.
- Want to make sure that this is something that is living and it really needs to have some capacity to continue to serve its purpose.
- If you read the second and third paragraphs, there are potentials for conflict and confusion. Strike the second paragraph and have the third and the fourth.
- Staff will work some language to combine paragraphs 3 & 4 and add something for the element that says for adjacent property you have the same buffers, but not less than 25' and add that last sentence about the legally created businesses.
- Site Specifics (per Planning Commission Recommendations)
 - Sunnyslope – denial.
 - Stokes/Mullenix – approval.
 - Stokes/Campbell – denial because of the critical areas.
 - Yamamoto – denial
 - City of Port Orchard – approval.
 - Seabeck – approval.
- Rural Commercial and Rural Industrial Code
 - Impervious surface percentage
 - May want to say that 85% is appropriate, but will still have to meet the stormwater requirements.
 - Commissioner Bauer - If somebody comes in and they want to develop a property, they got to meet the setback requirement, 25' minimum now, they have to meet the stormwater requirements, and they have to meet whatever landscaping requirements we have got. Why specify an impervious surface percentage if in fact we have described all of the other performance things that we want the site to achieve? Concerned about the layering of things that, some of them are performance, and some of them are arbitrary.
 - Commissioner Garrido - How do you preserve, maintain, and enhance rural character or maintain natural ecosystems and also make sure that you are providing goods and services that support rural activities or providing for economic development? How do you deal with the tensions between the different uses? Agreeing with staff that we don't have even the whole picture put together very well, and the next year should be fairly intensely looking at how many different kinds of purposes that we are trying to coordinate and how that can successfully and skillfully be done.
 - A recommendation would be to leave it at 85% for right now; knowing we are coming back to revisit this, to tie all of this together and then maybe look at the whole impervious surface thing in June and say it needs to be performance based and what that looks like in future code.
 - Use Table, Medical Clinics. Other counties do allow small scale services such as this. Some of them actually call them personal services. Some of them consider them hospital uses and then they have classified them by intensity. We did not find that many of the counties did not allow these in the rural areas.
- Chapter 3
 - Climate Change – staff looked at creating a goal to introduce the concepts and begin working the policy development levels in subsequent comp plan amendments.
 - Commissioner Garrido –

- Some future principles could be around no-till rotations and green cover crops as ways to maintain some of the stability of the soil without plowing. You are sequestering the carbon instead of sending it into the atmosphere.
 - She would like to see something done next year and is interested to know if our own energy efficiency group might have some recommendations that quickly.
 - Climate change and the water as a resource policy should begin to be reflected in our plans.
 - Beginning to introduce some of these concepts is really important.
 - Chair Brown would prefer addressing this as part of the next comp plan update, or directing staff to add it to the docket to add these policies and all of the applicable chapters.
 - It could be added to the docketing resolution, also during the seven year update as we are suppose to address interim changes in the law, so it would be appropriate for either.
- Agriculture Policies
 - Leave the goals in and leave the policies for the Food & Farm Policy Council to recommend to the Board.
- McCormick/Overton letters – Shelley suggested some modified language to make it clear that this is primarily a residential use, rather than a forest resource use.
 - A concern was raised that it is confusing when you read the rural chapter whether they are talking about a forest land or residential land.
 - Commissioner Bauer - There is a difference between a policy promoting and preserving forest as opposed to a policy preserving and promoting forestry. He is not sure that we are being clear about those distinctions. That is the implication of the rural wooded, but there really are not restraints on what happens to that land once it is subdivided, and if we start walking away from the bigger policy issue without a chance to really talk about it and understand, it is a mistake.

The Board recessed into executive session from 10:57 am to 11:09 am to discuss potential litigation pursuant to RCW 42.30.110 (1) (i). No action taken.

- With the Water as a Resource policy, protecting the forest is the single best thing we can do for that. We need, as we flush out the Water as a Resource policy and others, to really focus in on how we protect those forests.
 - The Board did get some written input and there is quite a bit of information in there and it needs more time to sort through. If we could put this on a work plan in 2011 or 2012.
- Policy RL-8
 - Commissioner Bauer presented a draft proposal incorporating the Planning Commission's recommendations and feedback from the public.
 - Chair Brown presented some general language created by Shelley.
 - It may make sense to spell out different criteria for the LAMIRDs versus the rural commercial/rural industrial zoning.
 - If the Board did not authorize any site specifics for 2011, there would be more time to flush out Title 21 code requirements.
 - Katrina has talked about the idea of having a set of review criteria for site specific amendments inside UGAs and we would have those for LAMIRDs or LAMIRD expansion requests, and then for the rural commercial and for all other rural residential needs.
 - We are seeing it is difficult to lump all of these together. But that requires a leap of faith with a RL-8 that does not meet everybody's satisfaction today.

- We could state in RL-8 that it needs to be consistent with Title 21, and then if we don't allow any site specifics next year, we would be able to identify a set of criteria for urban site specifics for the LAMIRD expansion criteria and then for the rural commercial.
- By acknowledging and creating these LAMIRDs, capacity has been created. We have defined what happens there and we have created opportunity for development in areas that are already there.
 - We can step back and say we have done enough for now; we do not need to do more.
 - Commissioner Bauer would like to see a map with the zoning, because he could not see a lot of it in the rest of the county when he looked for it.
 - The County does not want to encourage a proliferation and the criteria are so nondirective that somebody trying to interpret them does not know how to apply it.
 - Citizens do not want Kitsap County to look like other places, so we have got to be fairly crisp and disciplined about how we describe that and those rare occasional transitions.
- In whatever narrative accompanies this, we state the appropriate location for commercial and industrial is generally urban growth areas, except for where needed to serve the rural area.
 - When we look at these, proximity should be an issue.
- Another area for some attention is the principles of a LAMIRD. We got lots of narrative around it but in the beginning it needs to state what it is, and why.
- If we can find a way to be unequivocally clear about what our intention and direction is and set that as a policy level, and then declare that we are not doing anything for a year because we have created enough capacity here, and in that year we want more specifics in the code process to reflect the policy direction we are setting, then that accomplishes the same thing.
 - Dealing with the issue of SKIA, cities not being industrial centers, and UGAs having limited capacity.
 - There is a broader issue of how we are creating economic activity and how we respond to the transportation issue that deals with climate warming and the fact that we are never going to build a transportation system that has everybody going to one place.
- Page 36 – it is not clear enough in terms of the difference of rural commercial, rural industrial and the LAMIRDs.
 - Would like to see something in here on the rural commercial and rural industrial if it serves tourism, it makes sense.
 - Need to modify the language on LAMIRDs to say rural commercial and rural industrial serving the rural population, maybe adding that tourism element. But for the Type 3 LAMIRDs, that needs to be connected more with the second paragraph talking about the fact that we are designating limited industrial lands and commercial lands in the LAMIRDs, not to serve the rural population, but provide job centers.
 - Need to be specific that there is SKIA and it does provide enough capacity for the South Kitsap region. Need to pay more attention to north and central, because they need it more.

Actions:

- Comp Plan Amendments
 - Page 1, striking number 3 which referred to Twelve Tree LAMIRD and the little subsection because it wasn't needed, it was already included. The remaining four stay the same.
 - Adding three amendments
 - Making it a permitted use in Twelve Trees for general office
 - Adding in the rural code an amendment to reflect 85% impervious.

- Striking agriculture policies but keeping the goals, and adding a sentence referencing this will be a 2011 work plan item.
- Landscaping, going to try to make a little simpler. General idea is minimum is 25'; want to give some flexibility to staff to increase to 50' as needed.
- Change impervious percentage to 85%, and review next year.
- Agriculture Policy – keep introduction and add goals 7-9, but strike all policy. Include a sentence in there that in 2011 the Food & Farm Policy Council is going to review goals and recommend goals and policies to be adopted. Commissioner Garrido will present a draft letter to the Board to send to the council.
- Climate Change – Vehicle trip reduction goal will not be included at this point, come back in 2011 with a discussion about this.
- McCormick/Overton - No changes at this point.
- RL-8 – Staff will bring back some new language at the PM Briefing.

Adjourned 11:52 am.

Submitted by Rhiannon Fernandez 12/21/2010