

CENTRAL KITSAP COMMUNITY COUNCIL MEETING

Wednesday October 15, 2008
7:00 PM – 9:00 PM
Water & Fire District Community Room
5300 N.W. Newberry Hill Road
Silverdale, WA

AGENDA

- 7:00 PM 1. Call to Order:

 Pledge of Allegiance

 A. Introduction of Council Members
 B. Adoption of Agenda
 C. Presentation of meeting minutes for July and September 2008
 D. Correspondence/Announcements
- 7:15 PM 2. Business Meeting:

 A. Presentation on the Kitsap Shoreline Master Program (Patty Charnas,
 Manager, Environmental Programs Div., DCD) (20 minutes)
 B. Presentation by the Mentor Companies (Judy Eagleson) (15 minutes)
 C. Presentation on the Sterling Homes project application to develop
 housing off Anderson Hill Road (Jeff Smith, Kitsap senior planner, and
 Mark Kuhlman, Team 4 Engineering) (20 minutes)
 D. CKCC Committee Reports (20 minutes):
 1. Parks and Environment
 2. Community and Government Relations
 3. Land Use and Economic Development
 4. Transportation
- 8:30 PM 3. Opportunity for public comment (comments will be limited to three
 minutes)
- 9:00 PM 4. Adjournment

UPCOMING MEETINGS/EVENTS:

EXECUTIVE COMMITTEE – November 5, 2008
CENTRAL KITSAP COMMUNITY COUNCIL TOWN MEETING – November 19, 2008,
Central Kitsap School District Administration Building, 9210 Silverdale Way NW

CENTRAL KITSAP COMMUNITY COUNCIL

Meeting Minutes

October 15, 2008

I. Call to order

President Jon Pearson called to order the regular meeting of the Central Kitsap Community Council at 7:02 PM on October 15, 2008 in the Water and Fire District Community Room, 5300 N.W. Newberry Hill Road, Silverdale, Washington.

II. Roll call

Council members introduced themselves. The following members were present: Natalie Bryson, Steven Cook, Sue Fox, Greg Hunt, Carl Johnson, Gary Lindsey, Jon Pearson, Richard Shattuck, Carol Smiley, Jerry Van Fossen, Kay Wilson, Roger Zabinski and Zoe Zadworny. Commissioner Josh Brown attended, also.

III. Approval of minutes from last meeting and adoption of agenda

The Agenda was adopted as amended. Minutes from the meeting of July 16, 2008 were adopted as presented and minutes from the meeting of September 17, 2008 were adopted as corrected.

IV. Correspondence/Announcements

- A. **Jon Pearson** expressed the Council's great appreciation to **Sue Fox** for her tireless efforts in organizing the CKCC booth at the Kitsap County Fair.
- B. **Commissioner Brown** reported on his tour of the Platte County (MO) Community Center, which is operated by the YMCA of Greater Kansas City.
- C. **Robert Moyer** reported that the Port of Bremerton had voted the previous evening to accept an Economic Development Administration grant of \$2.6 million for the Kitsap SEED project. The Port announced, also, that it would hold a town hall meeting on the project.
- D. **Natalie Bryson** expressed the Council's sadness at the recent death of community leader Bob Olson, who formerly owned the Poplars Motel in Silverdale. Mr. Olson was a founding member of the Lions Club and was personally responsible for many area citizens having their eyesight restored. She noted that he never missed a Silverdale Christmas tree lighting and that he delighted in the small dinner that he hosted afterwards. **Carol Smiley** noted that she had worked with Bob on several occasions and that he was always willing to give his time freely to community projects. A statement from the Council in memory of Mr. Olson is included with the file copy of these minutes.

V. Business Meeting

A. **Kitsap Shoreline Comprehensive Master Program: Patty Charnas** gave an overview of the program, with a focus on private docks. She noted that the County is required to update the plan during the 2009-2011 biennium. Construction of docks, floats and piers require a number of permits, a SEPA notice and a hearing examiner determination. Joint use docks are given preference over individual use. At this time, the County does not have specific environmental information about how Dyes Inlet affects salmon streams, such as Chico Creek and Barker Creek, so this is not a viable subject during dock permitting. However, by the end of the update the County should know more about this subject. **Richard Shattuck** suggested that, for the master program review DCD should have a discussion with the public about public priorities and how to incorporate them in the update. Ms. Charnas agreed, noting that this was the most important element of the program revamping. **Gary Lindsey** asked if DCD had seen any evidence that UGAs prompt more shoreline development proposals; Ms. Charnas replied that it doesn't look that way. **Roger Zabinski** questioned whether the County already had enough information from the work of the Health District in cleaning up Dyes Inlet and then wondered, in terms of enjoyment, about the trade-off between docks and walking on the beach, kayaking, etc. **Sue Fox** asked whether, if she were to apply for a private dock, the application would be put on hold until the master plan update was completed. Ms. Charnas said no; the old standards would apply until the update took effect.

Carol Smiley noted that it would be helpful if Patty could give an example of how the process for a new dock permit would work. Ms. Charnas replied that it worked like innings in baseball; there is no time limit. When you get through the first stage, you go to the second, etc. Basically, there are meetings prior to submitting a complete application package. These involve the U.S. Corps of Engineers, Washington State DEQ, etc. Then there would be a final SEPA determination, followed by a DCD staff report. Then the application would go before a Hearing Examiner (a public hearing). The hearing examiner's decision can be appealed; currently that appeal is to the Board of County Commissioners. All told, for a good application, the process can take six to nine months. **Commissioner Brown** noted that Ms. Charnas and her group really worked hard on the Seabeck Marina project and were instrumental in getting the owners and the State DEQ together.

B. **The Mentor Companies in Central Kitsap: Judy Eagleson** talked first about the old Sandpiper restaurant building on Bucklin Hill Road; the plan is to tear it down, re-orient it and move it closer to the water. However, it has been hard to get the right tenant mix committed. She hopes that the project will come together by next spring. The Company has a new project: the development of about 300 acres surrounding the existing Eldorado Hills

development. The preliminary plan calls for cluster housing, with some light commercial. About 60% of the land would be left as open space. There would be 250-300 lots ranging in size from 1/5 to 1/2 acre. The main access would be from Newberry Hill Road on a somewhat realigned Eldorado Boulevard. The Company is looking forward to input from the Central Kitsap community. Natalie Bryson noted that there might be a concern about increased traffic on Newberry Hill Road.

- C. **Sterling Homes Project: Jeff Smith, DCD and Mark Kuhlman, Team 4 Engineering.** Mr. Smith noted that the project application calls for 151 single-family homes on 76.4 acres on the South side of Anderson Hill Road near its intersection with Olympic View Road. The average lot size is 6500 square feet. The area is zoned urban restricted. Recreational facilities are included in the development and critical areas are protected (both are public benefits). The area contains two wetlands of 16 and 5 acres. As proposed, 57% of the area would be open space. The three recreational areas are connected. Outstanding issues are transportation impacts and stream/wetland analysis. Critical areas comprise more than 50% of the property.

Mr. Kuhlman commented on some of the project issues. The State DNR maps show that the stream on the property connects to Strawberry Creek. A field survey says it does not. It seems to disappear into a sandy/gravel area. Is it a fish-bearing stream or not? Regarding transportation, the preliminary plan has tried to avoid access via Apex Road, because that road does not meet County standards. However, the County standard calls for a maximum of 100 units for any single access; the current plan accesses 113 units via Anderson Hill Road. Key points will be the intersections of Anderson Hill and Olympic View Roads, and Anderson Hill and Apex Roads. **Natalie Bryson** asked if the traffic analysis would be integrated as far as Westgate Road. The response was “no”, the focus is on the intersections. So far, comments have not reached the level of a traffic light. In response to another question, Mr. Kuhlman noted that a hearing was more likely in January than December.

Mr. Smith advised that there would be an open house at Island Lake on October 20 to discuss proposed amendments to the Silverdale Design Standards. **Commissioner Brown** noted that this update is for areas North of Waaga Way. He noted, also, that the County is working on changes to the County code that would allow master planning within UGAs on not less than 40-acre units.

VI. Committee Reports

- A. **Parks: Sue Fox** thanked all of the Council members who helped out at the County Fair. She noted that the booth had old pictures of Silverdale and an old plot map, and information on the Waaga Way extension project. We received great support from the Parks Department, also. **Roger Zabinski** thanked **Zoe**

Zadworny for her help in putting out storm drain markers in central Silverdale.

- B. **Community Relations: Natalie Bryson** complimented the County for the new light at Silverdale Way and Anderson Hill Road. Regarding the Community Campus, **Josh Brown** noted that the County had applied for an \$800,000 – 1M grant. He thinks that the prospects look pretty good. The results should be known during this legislative session. The County is applying for another grant, as well, but it is less likely that one will be successful. A partnership agreement with the Pierce County YMCA is in progress, with a target for completion of late this year or early next year.
- C. **Transportation: Jim Sommerhauser** presented a map of the Planning Commission recommended connector road plan for the Waaga Way extension. The County Commissioners will make the final decision. He stated, also, that the Planning Commission will hold hearings on the County Code revisions.
- D. **Land Use and Economic Development: Gary Lindsey** presented two drawings of the Woodbridge Crossing tentative master plan. This 122-acre development would be located near the Northeast intersection of Silverdale Way and Waaga Way. It is expected to be about a ten-year project. The master plan envisions a mix of single-family homes, multi-family units, a retirement/assisted living complex and a small mixed-use office/commercial area. The mixed-use portion on Silverdale Way would require a rezone. A road link through to Ridgetop Blvd. would be done in about three years. About 50% of the land would be open space. Links to the Clear Creek trail system would be incorporated into the plan.

Carl Johnson noted that the Central Kitsap School Board voted to surplus the Seabeck Elementary School property. There will be a public hearing on November 17 to receive input from the community about just what to do. There are three parcels of land and the School District has multiple options to consider.

VII. Public Comment

There was no additional public comment.

VIII. Adjournment

Jon Pearson adjourned the meeting at 9:26 PM.

Minutes submitted by Robert Moyer, Secretary