

CENTRAL KITSAP COMMUNITY COUNCIL

Meeting Minutes

September 16, 2009

I. Call to order

President Bob Moyer called to order the regular meeting of the Central Kitsap Community Council at approximately 7 PM on September 16, 2009 in the Water and Fire District Community Room, 5300 N.W. Newberry Hill Road, Silverdale, WA.

II. Roll call

The following CKCC members were present: Natalie Bryson, Laura Fedorko, Sue Fox, Tex Lewis, Gary Lindsey, Bob Moyer, Jon Pearson, Richard Shattuck, Dennis Sheeran, Michael Simpkins, Carol Smiley, Jerry Van Fossen, Kay Wilson and Roger Zabinski. Commissioner Josh Brown attended.

Absent: Mary Earl and Hank Mann-Sykes.

The Agenda was adopted with a revision not to include a Sterling Homes project update because the speaker could not make it. It was noted that though this project is active, the intent was just to hear a brief update of where the project is in the permitting process.

The July 15, 2009 meeting minutes were adopted as presented.

III. Correspondence/Announcements

- A. **Ruth Bond** introduced Abby Anderson as the new Silverdale Branch Manager of the Kitsap Regional Library.
- B. **Dennis Sheeran** reported that the Port of Illahee helped celebrate Illahee Days on Saturday August 1st. The Port of Illahee bought bright orange T-shirts to give to people, over 50 community members showed up, and they did a community clean up for over 4 hours and then returned to the Port for lunch and refreshments.
- C. **Bob Moyer** updated us about the CK Community Campus Plan; he attended the Board of County Commissioner Meeting recently.
- D. **Roger Zabinski** mentioned that the H1N1 flu vaccines should be available in November in Kitsap County and are intended as a priority for children that is the

demographic affected most by this particular strain. The press had recently covered the topic.

IV. Audience Questions

A. **Hank Anderson** asked about whether there were any plans for Kitsap Transit to use some land adjacent to the Waaga Way development.

B. **Jon Pearson and Natalie Bryson** answered that it was to be used for a Park & Ride lot.

V. Business Meeting

A. **Alicia Luber** of the Intercommunity Mercy Housing (IMH) spoke about the proposed senior housing development on the CK Community Campus

- IMH was formed by groups of religious women/several orders. They have over 2000 units of housing. They operate in 36 states. In Tacoma they have senior housing, in Kent they have family units. They have the Silvercrest Apartments in Silverdale.

- They will apply for Housing and Urban Development (HUD) 202 funding. This program is created by private equity from investors using donations low income housing as tax credits.

- IMH is working with Mithune Architects and with BCRA architects for the CK Campus site.

- The HUD202 application is funding critical time is November 13 to January 1st. Tax credit time is January to April 2010. They hope to be able to close by July or August 2010 and start construction by September 2010. There is an estimated 14-18 month construction time and should have the units available by end of 2011.

- Question: (Roger Z) - How will the housing lease out so quickly? What is the demand for this housing? Will they partner with other organizations in the community? (i.e. KCR, Habitat, private sector real estate)?

-A: They have a service coordinator and will link up with other organizations. They are assisting people at 40% median income or less (\$450 from Social Security). There is plenty of demand for this and this is not something the private sector can or will provide for.

-Q: (Richard) – What are the government limitations with using HUD202 money? (1BR 540 sq ft)

-A: They know how to build HUD202 projects that are thoughtful, lovely and architecturally compatible.

-Q: (Dennis) – Is this plan to replace Silvercrest?

-A: No, Silvercrest will stay. That was a World Development money project.

-Q: (Kay) – How will they coordinate construction with respect to parking?

-Q: (Gary) – Have they been working with the Kitsap Housing Authority?

-Q: (Jerry) – What percent would be section 8?

-A: Estimate that about 25% would be section 8, can't control whether they are portable vouchers.

- Mercy (IMH) will take over Poplars (32 units). The new building will house 60 units.

-Q: What about the debt?

-A: The retail properties will support that debt.

B. Sue Fox reported about the success of the County Fair.

Richard Shattuck produced a comment summary sheet. There were few comments overall.

Jon Pearson said people asked a lot of questions, particularly about the Illahee Preserve.

Michael and Kay reported they heard many favorable comments, about the YMCA, Library and senior housing.

Kay said we had good displays but the survey was a little booklet. We need a big survey board.

Roger – reported that people brought up the difficulty of crossing in crosswalks in Silverdale with very busy traffic. There may be a need for improved crosswalks, signage, and better markings.

Jon and Natalie compared these to the crosswalks in Olympia, which are great.

Tex said this all pertains to walkable community planning. We need a comprehensive plan, not just do little things here and there. Need to look at what is feasible. Look at the areas in the community in need and develop a hierarchy.

Gary said he is on a committee with Public Works looking at Silverdale traffic. They have another year to go.

C. Sterling Homes update

- Bob said there was a meeting on September 24th at 10AM at the County Admin building regarding the Sterling Homes project. The County gave a presentation. Most requests were agreeable to Sterling Homes. Sterling Homes gave a presentation. The attorney for Apex area homes started a presentation. The meeting was adjourned.

- The Apex Airport is a private airport with limited use. It was recently identified by the FAA as a public airport.

VI. Committee Reports

Parks – Tex reported on the Newberry Hill Heritage Park. A Stewardship Committee was formed with the Parks Department. We had a meeting that included members of the CKCC, a Parks Advisory Board Rep (Helen Daly), and a Newberry Hill Park Stewardship Committee rep as well as representatives from the Parks Department.

Tex spoke about the Clear Creek Trail. A board walk will be constructed north of the Silverdale Bowling Alley. This was funded by a Birkenfeld grant.

Kay spoke about why we should be adding parks, even though we don't have money to develop them. We need to set land aside. Otherwise it gets chopped up and you can't put it back together. It is more expensive to get land after development than set aside before.

Government Affairs – Carol reported they met with Peter Raffa and Bob Goldstein of the KRL. Their next meeting would be Thursday October 8th.

Transportation – Bob reported about Silverdale Way & Newberry Hill roundabout: traffic circle or a light.

Gary said it will cost \$25M. Bob said the County has enough money for it.

Richard asked about the ribbon cutting on NW Greeves Way. A: no date has been set yet.

VII. Public Comment –

- Kevin Cummings said he was surprised to see the Sterling Homes topic on the agenda since it is before the Hearings Examiner. Why was it on the agenda?

- Bob said he wanted the County to give a status report. Many residents and CKCC members have not been able to attend the meeting with the County. He knows this is an active project and only intended to have an update on where they are in the process – but there won't be one here.

- Asako Anderson reported there was a traffic accident that took out a guard rail near Anderson Road. What are the traffic impact mitigations planned for that area?

A: - Don't know yet.

- Jason Skifstad introduced himself. He is an attorney in Old Town Silverdale and is interested in serving on the CKCC.

VIII. Adjournment

Bob Moyer adjourned the meeting at 8:53 PM.

Minutes submitted by Roger Zabinski, Secretary