

**Illahee Community Plan
Monday, March 31, 2008
Kitsap Unitarian Universalist Church
Perry Avenue, Illahee**

MEETING SUMMARY

Present: 32 citizens; Staff: Scott Diener, Katrina Knutson, Jonathan Pavy

Introduction and Overview: Katrina Knutson opened the meeting at 6:00 pm. She welcomed everyone and introduced the other county staff in attendance. The citizens also took a turn in introducing themselves.

Old Business:

- Knutson said the Illahee Community (County) website will be updated by Friday after each meeting.
- The revised schedule for the CAG meetings will be placed on the Illahee website by Friday. Next scheduled meeting changed to 04/15//2008 at the Sylvan Way Library.
- The DCD Director has the pros and cons of installing a development moratorium on which he had many questions. Knutson said she had more research/work to do on the document.
- A link to KC Comprehensive Plan will be provided on KC Illahee Community website. A hard copy will be made available to the CAG.
- Emailing questions in advance seems to be working very well and we should continue doing so.
- Next meeting expert will include Patty Charnas, Dave Greetham, and Dave Tucker.

New Business:

Scott Diener, Policy and Planning Manager, spoke on the Comprehensive Plan – goals, policy, priorities, etc. Answered many questions on zoning and the requirements associated with each zone.

Reiterated the fact that the survey is still in draft form and is a work in progress. Some people said it was too long and included items that were considered not to be applicable to the area. Pavy said the survey is designed to include rather than to exclude certain elements of the Plan.

More discussion was held on the vision for the Illahee Community. Pavy did minor changes to the Illahee Vision Statement and was reviewed in detail with much discussion. The CAG, by a unanimous vote, approved the Vision Statement, with minor changes. Pavy will make any necessary changes.

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New Business (continued):

Diener spoke on the meeting topic of zoning – Comprehensive Plan requirements and current zoning on whether any needs to be changed, split, modify, etc in the Illahee area. Question on why Urban Protected – created to protect sensitive areas and the environment. They would like to change maximum height from 35 feet to 28 feet and two stories. Would like to change density but changing the height will not reduce density.

Part of the will of the Community is to stop Timber's Edge. Diener said we cannot do anything about it since it is in the system and must complete the process – approved or denied. What can be done if a developer is destroying the environment, like the aquifer?

A question on what is a developer's responsibility under BLA? If a developer owns a few of the legacy lots, they can create fewer lots but not more lots. Developers must set aside a certain portion of development area as open space or for recreation once certain thresholds (number of single family residential lots) are met.

Jim Aho explained to everyone on how the Illahee Community arrived at the proposed zoning for the Illahee area. They are willing to up zone in certain areas for a down zone in other areas. Adopt Urban High densities close to the commercial corridor (Hwy 303), close to available services. The proposed zoning with minor adjustments passed by a vote of 31 – 1. The area east of Almira Drive NE to be zoned mixed use passed by a vote of 30 – 2.

A green belt overlay was discussed for the area. A blanket overlay will not work. What areas are we trying to protect? Jim went over the reasoning of his proposal. It starts with the Cheney Estates and follow a natural path that the wildlife takes as it move north through the State Park and on to the Nature Preserve. That is essentially the area that they are trying to protect.

Meeting adjourned at 8:00 p.m.

Summary prepared by Jonathan Pavy