

**Illahee Community Plan
Monday June 02, 2008
Kitsap Unitarian Universalist Church**

MEETING SUMMARY

Present: 17 citizens; Staff: Scott Diener, Katrina Knutson and Jonathan Pavy.

Introduction and Overview: Katrina Knutson opened the meeting at 6:15 pm. She welcomed everyone and introduced the other county staff in attendance.

Old Business:

Katrina Knutson reminded everyone that she was going on vacation and that Jonathan will be available to answer any and all questions that might come up during her absence. She went on to review the schedule and timeline for the next couple of months. One more meeting with the group was necessary but not sure if we should have two. Discussion on the group's opportunity to review the final document before adoption. The group will have approximately two weeks to review the document. Staff maybe able to support the reduced density in the green belt overlay from 1 -5 to 1-4. The overlay will be known as the Illahee Greenbelt Overlay District.

Discussion:

Knutson went on to talk about the comment matrix. Jim Aho gave a brief overview of the train of thought and changes that went into the document. Some interpretation of what the early settlers envisioned for the area which was probably a cottage community. Bradley Scott had some historic books that dealt with the zoning of the area. Bremerton has urban low and urban high. They do not use urban medium.

Illahee Creek is supposed to be a hot spot as a result of failing septic system. The group responded by saying the health district did not convey that impression to them. The numbers are improving but not sure what the present level of contamination is. Knutson said she saw the map with the hot spots identified. Illahee was the fifth highest. View overlay/protection was discussed for properties east of View Crest Drive. Jim Aho depicted on a map of Illahee, just where the view protection would be applied. Knutson let the group know that she could not support certain areas because of the mature trees that may hinder views from certain properties. Further discussion continued on the four-story house on the shoreline by the Krigsman's house. Is this house legal?

Discussion of Phase II Code Development as it pertains to the small amount of Urban Low in Illahee. CAG question minimum lot size for UL in code revision. Knutson referred group to Special Projects and stated that it was intended for ease of cluster development.

Can Illahee impose CC&R on sale of properties in the area to regulate certain actions? The county does not get involved in regulating those types of activities.

Scott Diener wanted to know to what extent was the revision to the plan disseminated to the community and what kind of response was received. Approximately ten people

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replied with changes and comments to the plan. When you talk about historical data and studies conducted, you must have some reference material to refer to. Tax title strips and right-of-ways to be used as rain gardens and infiltration trenches. There can not be a blanket dedication of tax title strips for whatever reason or purpose. Will get more clarification from Comm. Brown on what he would like to see done with TTS.

Need to email Mr. Smith on when staff can go out to walk his property. Will coordinate with Jim for view overlay drive around.

Vote: View protection as presented from View Crest Drive. 14 – 2 in favor.

Lot aggregation language is a reverse reasonable measure and contrary to the comprehensive plan (urban growth area). This fact will not past muster with the legal department. The group can present argument to the Commissioners for lot aggregation of legacy lots.

Vote: Lot language as written in the plan. 14-1-1 in favor

Meeting adjourned at 8:30 p.m.

Summary prepared by Jonathan Pavy