

MINUTES

**KITSAP COUNTY PLANNING COMMISSION**  
**Administration Building - Commissioner's Chambers**  
**September 9, 2008, 9:00 am**

These minutes are intended to provide a summary of the meeting flow and content and should not be relied upon for specific statements from individuals at the meeting.

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**The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Administration Building – Commissioner's Chambers located at 619 Division Street, Port Orchard, WA 98366.**

Members present: Chair Fred Depee, Mike Gustavson, Tom Nevins, Lou Foritano, Jim Sommerhauser, Linda Paralez, John Hough, John Taylor and Robert Baglio  
Staff present: Eric Baker, Angie Silva, Jonathan Pavy, Katrina Knutson and Planning Commission Secretary Amanda Walston

**6:29:30**

**A. Call Meeting to Order, Introductions**

**B. Adoption of Agenda**

*Depee adopts the agenda as posted.*

**C. Public Comments**

**Vivian Henderson:** Invites to Crime and Justice: Judges on Thursday 9/25 and Wendell Cox on Friday 9/19.

**D. Approval of Minutes**

*Minutes deferred to September 23<sup>rd</sup> meeting.*

**6:34:37**

**E. Public Hearing – Waaga Way Connector Roads**

**Baker:** *Presents background project information and reviews the proposed alternatives for the location of Waaga Way Connector Roads.*

*Staff's recommendation is Alternative 4 for location.*

*Also reviews roadway design options A and B. Staff's recommendation is alternative A. No clear consensus from public other than the desire for two traveled lanes.*

**Taylor questions whether another stakeholders meeting is scheduled. Baker confirms that none are scheduled.**

**Sommerhauser questions why the bike lane was placed on the same side of the street as the parking on both roadway designs, as he heard from two cyclists that this approach did not make sense.**

1  
2 **Baker acknowledges there are two schools of thought when it comes to which**  
3 **would be safer, one believes that parking spaces, with opening closing doors and**  
4 **the circulating pedestrians coming to and from their cars is the bigger hazard,**  
5 **while others believe it is better to deal with parking than the actual flow of traffic.**  
6 **The pros and cons of each were discussed and the group preferred this option.**  
7

8 **Sommerhauser asks for clarification on how restrictive the language will be in**  
9 **making people choose one option over another while still remaining flexible.**  
10

11 **Baker:** *The flexibility included is that it must be free- flowing and what aspects and*  
12 *features are not allowed, but there is a fair amount of flexibility to allow the options to*  
13 *work for different uses and projects and this language supports that.*  
14

15 **Paralez:** *Referring to the purpose, first is to provide connection between Clear*  
16 *Creek and Old Frontier roads, second is to provide jobs, etc. Did the stakeholder*  
17 *group include solid representation from the actual Silverdale citizens, as opposed*  
18 *to just developers and County or Transportation?*  
19

20 **Baker:** *We have had representation from a pretty wide section of interests and groups. I*  
21 *can't say there was a huge turnout of property owners outside the directly affected areas*  
22 *but we had a good mix. We had Gary Lindsey, local businessman, and a few others*  
23 *with significant interest.*  
24

25 **Paralez:** *Will this area be included in the Silverdale plan?*  
26

27 **Baker:** *It is currently in the plane, this is an amendment to the plan, to memorialize the*  
28 *location and design of the connector roads.*  
29

30 **Paralez:** *What about design guidelines?*  
31

32 **Baker:** *These are two separate processes; Community Development is looking at the*  
33 *design guidelines later this year and the language that we include in our amendment will*  
34 *be transferred to the design guidelines. The connector roads and our amendment are*  
35 *more urgent because they are actually being built now.*  
36

37 **Baker:** *Especially when you get into the Northeast Business district (Best Buy area), as*  
38 *opposed to old town. Do not see a reality where what is proposed here, unless you do*  
39 *away with sidewalks entirely.*  
40

41 **Baglio:** *With these options several of them have very long roadways; they could*  
42 *be built in phases?*  
43

44 **Baker:** *Yes, either in entirety or in phases.*  
45

46 **Baglio:** *If someone builds a phase of it and then down the road things change*  
47 *and potentially there's a need for deviation from what is approved here. What*  
48 *would they have to do to deviate from what was approved? Will they have to go*  
49 *through this process again?*  
50

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1 **Baker:** *No, as long as they are meeting the needs of a free-flowing roadway that should*  
2 *be acceptable and the language is written to allow that flexibility. We want to make sure*  
3 *that we still capture the core principles of the free-flowing roadway with the idea being*  
4 *that that can be a wide variety of things beyond anything that gets approved here today.*  
5 *If we don't have these roadways connected and a big box store is built and you have to*  
6 *deviate to some other location, you would have to increase the cost of the roadway if the*  
7 *roadway is doable at all.*

8  
9 **Depee:** *One question, you had a 4 and a 4A?*

10  
11 **Baker:** *4 and 4 revised.*

12  
13 **Depee:** *In the written comments quite a few chose 4.*

14  
15 **Baker:** *Yes. I'm hoping some of those individuals are here today, because a number of*  
16 *the people that provided comment there were speaking in advocacy of 4 revised, yet*  
17 *there were written comment for 4. I'm hoping they are here today to provide some*  
18 *additional clarity on that.*

19  
20 **Depee:** *For example, Bob Saen and Al White also chose 4 and are not here to*  
21 *speak. All I'm trying to get across is that everyone knows what 4 is.*

22  
23 **Baker:** *What would be beneficial is for staff after this hearing to make contact with those*  
24 *individuals and bring back the information to the Planning Commission.*

25  
26 **Taylor:** *Will there be any requirement for developers on Clear Creek and Old*  
27 *Frontier to put in bike lanes and sidewalks?*

28  
29 **Baker:** *Very likely, when it comes to individual development coming in, sidewalks are*  
30 *going to be required. I would have to look at the multi-modal bike plan to see if there is a*  
31 *provision or requirement, but that would have to be discussed with Public Works and*  
32 *Development Engineering at time of project approval.*

33  
34 **Depee opens the floor for comments on the Waaga Way extension and calls**  
35 **speaker to the podium from the sign in sheet.**

36  
37 **Stan Foreman:** *I live on 1181 Old Frontier road. I knew about the extension road being*  
38 *built, but I saw the article about the connector roads and went to the website and looked.*  
39 *I was surprised to see that three of the versions had roads coming onto Old Frontier*  
40 *road. Not in my backyard, we bought right on Old Frontier adjacent Bison and there is a*  
41 *lot of traffic and excessive speed on Old Frontier as it is. I want to state that I am*  
42 *opposed to any versions that have roads coming onto Old Frontier because I think there*  
43 *is enough traffic as it is. I'm a stakeholder, but I would be in favor of version 4.*

44  
45 **7:10:00**

46  
47 **Sam Rosenwald :** *I'm a partner of Black Equities Group. I don't live in Kitsap County. I*  
48 *am also the managing member of BRG properties which owns about 900 ft of frontage*  
49 *on the Waaga Way extension. (Identifies parcels) I'll talk in a second about how I got*  
50 *here, but first I'd like to commend Eric Baker and Angie Silva for their efforts and the*  
51 *Public Works department including Tina Nelson. I also congratulate the commissioners*

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1 and all involved on creation of the extension. Now is the time to make it work to fulfill the  
2 needs and the dreams of the Silverdale community. There is a really bad real estate  
3 economic out there, but during good times and bad our firm has the capacity to help  
4 make this dream come true. Our firm is over 50 years old. The five partners of our firm  
5 own over 350 retail and industrial properties in 37 states. We don't have any sub-prime  
6 or bad loans; we don't have too many tenants in trouble, thankfully. And we are  
7 enhancing our existing properties from coast to coast at very little risk. We sleep very  
8 well at night and we are philanthropic. For example, my son's scout master in Los  
9 Angeles did his residency at the Bremerton Naval hospital many years ago. So we have  
10 supported the Boy Scout summer camp programs in Kitsap in his memory. We are also  
11 partnered with Steve Ruggiero of First American Properties in outfitting a classroom at  
12 CK high with smart board technology. We are not newcomers to the project here. My  
13 first project here was when I worked for Office Depot as Director of Real Estate for the  
14 west coast 16 years ago. Since then, Clear Creek project is our 5<sup>th</sup> project in this area.  
15 I was involved in the Ernst Home Center liquidation. I also acquired home-base property  
16 out of Ridgetop and did a nice job of redeveloping that property. And then, we had the  
17 Lowe's project that will be completed this fall. That project solved lots of issues, access  
18 was one of them. For the most part, each of the projects added new jobs and  
19 substantial revenue for the community. We didn't get here by accident, one thing leads  
20 to another, and because of our prior projects in Silverdale we were promoted to buy  
21 these two parcels by a local real estate speculator. We looked at it, it made a lot of  
22 sense. The parcels were strategically well located; we saw that things were happening.  
23 It hadn't happened yet, so took some risk and we bought the properties.

24  
25 We are generally in support of the adoption of the amendments as recommended to the  
26 Silverdale sub-area plan, which provide a sensible framework for adoption of the location  
27 and design of the connector roads to Waaga Way extension. We are also interested in  
28 adopting sensible building and site design standards as well as part of the program.  
29 Waaga Way was designed as an expressway with limited access, with only three access  
30 intersections; two of which occur and are controlled by the BRG property. By the way,  
31 we are conspiracy theorists, the design and location of this intersection was set on paper  
32 in the Public Works department before we stepped foot on the property or it was even  
33 offered to us. We recommend number 4 revised. However, we would talk about the  
34 need for a master plan for the area which hasn't been proposed by any of the parties at  
35 the stakeholders meeting but us. We take the longer and larger view. We see a lot of  
36 individual parcels that look like mining strips and they're not conducive to development.  
37 They're long narrow strips, they're impacted by slopes, they're impacted by wetlands.  
38 None of the individual parcels, except for ours, are conducive to development on their  
39 own. The costs of the connector roads run into the millions. The cost of utility  
40 infrastructure runs in the millions. We would like to be the master developer for this  
41 area. We have the capacity and the desire to satisfy the needs of the community.

42  
43 **Steve Ruggiero:** I own First American Properties here in Kitsap County. Thanks to  
44 county staff and the commissioners for all the work that has gone into this. I'm a lifelong  
45 Puget Sound resident and spent the last 10 years in Kitsap County. I've been actively  
46 involved in the commercial and retail real estate business here in Puget Sound and  
47 throughout the northwest since 1980. I run a brokerage company that is based here in  
48 Kitsap County. I'm a principal in several commercial properties throughout Puget Sound  
49 and Oregon. And as Sam mentioned we both have been heavily involved in the creation  
50 of value, jobs, and improvement throughout Silverdale. A project that is coming next  
51 year is the demolition of a obsolescent theater here in Silverdale; demolishing the AMC8

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1 bringing Kitsap County and Silverdale Joe's Sports Store. In each case that Sam  
2 mentioned and this one, the end project has resulted in greatly increased sales tax base,  
3 modern building codes, sensitive to environmental review and controls, and better  
4 infrastructure for the county's residents. We've given the county residents choices,  
5 better choices we think they can make. Additionally, and probably germane to this topic,  
6 I have placed all the pieces in what's commonly know as the Olhava project up in  
7 Poulsbo. It's now doing business as College Market Place. It's a 174 acre mixed use  
8 project serving all of North Kitsap County. What Sam and myself see here as we were  
9 promoted into the property, learned the story, learned all the work behind it. I am going  
10 to be a principal in what we hope to be a master plan approved center piece for Kitsap  
11 County. In Poulsbo, we were able to gift 20 acres to Olympic College. They're 5 years  
12 ahead of their enrollment projects. They're looking to expand more. We are giving two  
13 tournament soccer fields to the City of Poulsbo on land that we are gifting to them. We  
14 have given the City of Poulsbo a greatly enhances sales tax base. They have a fully  
15 entitled business park that will commence in 2009. Similarly, in Silverdale, I'm excited  
16 by the opportunity to assist in the creation on an additional economic engine for the  
17 County. We can provide an enlarged tax base with quality employment, housing,  
18 services for the community at large. And as a Kitsap resident I have a vested interest to  
19 see that collectively we do our best. At this time there are a large group of property  
20 owners who are waiting and watching the progress and the work that's been done to  
21 date. Most of them are aware of the significance of the work that's gone on. What we  
22 are aware of is that the greater value for all is a plan that works together. The excessive  
23 cost of development in today's economy just doesn't make sense on an individual parcel  
24 basis. Piece meal development has a terrible track record in this region, in any region.  
25 All you need to do is drive down Wheaton Way, go down to Bethel corridor, take a look at  
26 Aurora Ave north in Seattle, go down Meridian in South Hill. I certain the last thing  
27 Kitsap County officials and resident want to see is a recreation of any scenario like that.  
28 So here in Silverdale we had the opportunity to collaborate and create a plan with public  
29 and private comment that will serve not only a demand for space and services around  
30 the Central Kitsap area, but also a plan that will provide a focal point for the community  
31 and a gateway development for the county to enjoy. I am in favor of alternative 4  
32 revised.

33  
34 **7:23:13**  
35

36 **Foritano:** *When you use the terminology master planning for 2008, are you*  
37 *discussing the same cookie cutter master plan that gets us the same box stores*  
38 *in every creation that seems to pop up or anything that is unique. Such as ,*  
39 *Home Depot, Wal-Mart.*  
40

41 **Ruggiero:** I wouldn't call it cookie cutter.  
42

43 **Foritano:** *As much as I like Olhava, there's nothing truly unique about that.*  
44 *What is your notion of master plan?*  
45

46 **Ruggiero:** The interesting thing about Olhava is what you see is only 1/3 of the finished  
47 project. I was involved in the Target placement in Gig Harbor and while it was done in a  
48 piece meal fashion, they just didn't do all the site work up front. Which is a very unique  
49 aspect of the Olhava project, you can see the tip of the iceberg and there is certainly  
50 more coming.  
51



1  
2 ***Knutson follows up on items requested by Commissioner at last meeting. The***  
3 ***first item was a map requested of the projects that are currently in process or***  
4 ***were recently issued within the Illahee boundary. The second item was a visual***  
5 ***representation of how to determine height. It is difficult to show on paper, would***  
6 ***be easier to look at property. She gives them an updated matrix of the community***  
7 ***and additional comments received in the last two weeks.***

8  
9 **7:39:40**

10  
11 **Depee:** *I have a letter from Lynn Smith. How prevalent is it that existing right of*  
12 *ways have existing structures on them in this area?*

13  
14 **Knutson:** *It would take a lot of surveying to be completely accurate. For a rough number*  
15 *maybe 10 -20. In that area, some bad surveying occurred in the beginning.*

16  
17 **7:40:35**

18  
19 **Taylor:** *I would like to take the opportunity to say to you this is much better than*  
20 *what we did in Manchester.*

21  
22 **Gustavson:** *About how many parcels sit on existing right of ways, I'd like to*  
23 *know how many fit Lynn's concern.*

24  
25 **Depee:** *I would like to defer that to the work session because of the challenges*  
26 *experienced with Sherman Heights and the challenge that occurred there*  
27 *because of long survey. This is a large issue that affects title insurance, rights of*  
28 *way. Let's defer that.*

29  
30 **Knutson:** *I can try to get the numbers to you before the next deliberation. Again it won't*  
31 *be 100% accurate, but we can try to get you a good picture of what is going on there.*

32  
33 ***She explains that she had meeting with the Illahee Community Club Executive***  
34 ***Board to get comments and finalize corrections. She will have the final draft plan***  
35 ***mailed to you by Friday (September 12<sup>th</sup>).***

36  
37 ***Deliberations have been extended out to the next meeting. The survey is available***  
38 ***on the website until midnight. Staff wanted to give them opportunity to comment***  
39 ***and analyze the results of the survey.***

40  
41 ***We will also have a field visit to Illahee scheduled for next Wednesday (September***  
42 ***17<sup>th</sup>).***

43  
44 ***Discussion about public noticing for the Illahee visit.***

45  
46 **7:45:23**

47  
48 **Depee asks for additional people who would like to sign up for public comment on**  
49 **the Illahee Community Plan. He opens the Public Hearing.**

50

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1 **Jim Aho, 5940 Illahee Road:** I want to thank you for considering the Illahee Plan. There  
2 are some community issues that have precipitated the community's desire to come up  
3 with a plan. The first one is for over 40 years we have been seeing brown, silt-laden  
4 waters that have gone out into Port Orchard bay for miles when there is a significant  
5 storm. The problem is that there is a lack of retention facilities when development was  
6 done is in the seventies. Right now the Port of Illahee has worked to get a grant from  
7 Washington State DOE to figure out how to resolve those issues. Second is that we  
8 have a concern for the aquifers in the area because they affect the base flow of Illahee  
9 creek and that base flow is getting dangerously low, such that we are concerned that it  
10 will affect then creeks ability to support salmon and we've also seen steelhead in there.  
11 Most recently the road washout of Gilberton Creek and they are replacing an old 18 inch  
12 culvert with a 10 foot diameter culvert. Today they were running a bobcat in and through  
13 that culvert to put some gravel in there. There is also a group that has been working on  
14 Illahee creek and that culvert filled up during the December 3<sup>rd</sup> storm. They're cleaning  
15 that out and it's still a problem. That's a sedimentation issue that we were talking about  
16 earlier. The other thing is that I wanted to talk about how the Illahee community plan  
17 came about. In early 2006 a group of Illahee citizens along with the Port of Illahee  
18 Commissioners met with the county to discuss the possibility of a sub-area plan for  
19 Illahee and that's about the same time the Kitsap Sun published an article on the 2006  
20 comp. plan update. After that the community generated a questionnaire to the citizens  
21 and asked who they wanted to be aligned with. Was it Bremerton, Silverdale, or did they  
22 want to create a community plan, The result was 2% for Bremerton 6% for Silverdale,  
23 and 92% said would like to have an Illahee Community Plan. We had nearly 100 people  
24 volunteer to be part of the Citizen Advisory Group. The County didn't have time to look  
25 at that, so they said 2007 and then in 2007 we met with Bremerton and the county but  
26 things fell apart, in 2008 we updated the plan for the county for the public process.  
27 Thank you Katrina and Jonathan for the work on what you've done. One last comment,  
28 our last historical item was added in collaboration with Ed Fisher who is now 94 years  
29 old. He was born in a log cabin in Illahee and he told about trips to Illahee creek to  
30 scoop up Salmon for smoking and canning. It is Illahee creek along with the desire to  
31 restore and protect the natural features of the area that are key to the community's  
32 desire to have a community play adopted by Kitsap County.

33  
34 **7:51:48**

35  
36 **Foritano:** *Jim I presume you spoke in support of the plan and process?*

37  
38 **Aho confirms**

39  
40 **7:52:20**

41  
42 **Tom Brittell, Illahee resident, 5944 Illahee rd:** I have been in Illahee for 55 years, I  
43 bought my property from my dad, who got it from his dad. I disagree with Jim, I'm for the  
44 plan. Where as he mentioned all the salmon the trees the timber, and the environment, I  
45 also want to see preserved the way of life. The neighbors, the fact you know your  
46 neighbors. We picked our neighbors last time, and when I say picked them I mean when  
47 we sold our property next door, we interviewed the people that wanted to buy the  
48 property. That's what we want to preserve too here. That's why, hopefully, this will be a  
49 foundation document. There's been three years of compromise, you get 100 people  
50 together you're going to have a problem compromising anything. When we did our  
51 chapters, we'd send it out to anyone that wanted to look at it. They would turn it back in

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1 and we would consider how to work it into the paragraphs. Some of this is very vanilla  
2 because that was the compromise. We ask you to please support this document and  
3 give us the foundation to have a voice in our future planning. Without that foundation we  
4 are just the expansion to other, massive groups that want to take up over. Log the land,  
5 pave it, or have rentals 4 stories high down the mile of road called Illahee hill and have  
6 all the traffic and kids running around when the road does not have any shoulders.  
7 Please support this document.

8  
9 **7:54:35**

10  
11 **Sommerhauser:** *Both you and Jim are in the area of the plan covered by the*  
12 *view protection overlay zone?*

13  
14 **Brittall:** Right now we have a view, according to the county's rules because we own  
15 shoreline. But I am building a retirement home across the street, so I can keep my  
16 neighbor, which under your definition for view isn't the formal definition that I've  
17 understood the staff to say. We've asked when we did the view protection to include up  
18 to the ridge top.

19  
20 **Sommerhauser:** *So you are in favor of that?*

21  
22 **Brittall:** Absolutely, because we have houses now, there are mostly cottages out there.  
23 This whole area was a summer tent area for the Seattleites to come over in the early  
24 days. That was changed to cottages and two story or one story homes, hopefully when  
25 you view it you will notice this. But now there are the exceptions now, the 3 story  
26 homes, you feel sorry for the person behind them. Illahee is just one huge hill that's  
27 fairly steep. That's why the 28' rule, because you can put 3 stories if you do a  
28 basement, 2 stories probably have a view.

29  
30 **Depee hearing no other speakers closes this portion of the public hearing.**

31  
32 **7:57:05**

33  
34 **Depee:** *This will be deliberated on the 23<sup>rd</sup>. I am concerned that if the public*  
35 *wants to attend the trip, if we go to a quorum, that we meet at a certain time just*  
36 *to give people a chance to prepare.*

37  
38  
39 **Taylor:** I've observed a tremendous amount of community volunteer work over  
40 the years and it is my understanding that the County does not recognize those  
41 people officially. Why don't we have an Illahee community counsel such as they  
42 do in Silverdale?

43  
44 **7:58:10**

45  
46 **Knutson:** *They could form on after the adoption of their plan. It would be up to the*  
47 *community and the commissioner Brown to start that up. To note, Manchester did not*  
48 *want to be one after we went through this process. You may have read in the Kitsap*  
49 *Sun this weekend, they do now want to have a group. This group may decide after the*  
50 *adoption of this plan that they want to forma a citizen advisory group to work on*  
51 *implementation.*

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**Taylor:** *I think it would give them a little more credence.*

**Knutson:** *Generally, it is nice to have community groups to work on the plans and to implement them. Especially when we are going through time of budget crisis, so plans and goals can be carried out when we don't have as many staff members as we would like. Informed citizens can make better decisions.*

**Sommerhauser:** *The survey is open to midnight tonight. Is there any other input coming in that we should keep the record open for?*

**Knutson:** *I have a list of the citizens group and there are probably 30 people and an interested party email address of about 150. Jim Aho also keeps one with all the original members from 3 years ago and he emails those out. We've emailed each group asking to please have your comments to us by today.*

**A motion is made by Commissioner Sommerhauser and seconded by Commissioner Gustavson to keep the written record open until Friday.**

**The Vote:  
Unanimous  
Motion Carries**

**8:01:19**

**Gustavson advises the commissioners to attend the Wendell Cox presentation.**

**A motion is made by Commissioner Taylor and seconded by Commissioner Paralez to adjourn the meeting.**

**The VOTE:  
Unanimous  
Motion Carries**

**Time of Adjournment: 8:02:40**

**EXHIBITS**

- A. Map showing all Community Development in Illahee
- B. Figure showing how to determine height
- C. Written testimony received regarding Illahee Plan

**MINUTES approved this \_\_\_\_\_ day of \_\_\_\_\_ 2008.**

\_\_\_\_\_  
**Fred Depee, Planning Commission Chair**

\_\_\_\_\_  
**Mary Seals, Planning Commission Secretary**