

MINUTES

**KITSAP COUNTY PLANNING COMMISSION
Administration Building - Commissioner's Chambers
October 14, 2008, 6:30 pm**

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.

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, Linda Paralez, Lou Foritano, Jim Sommerhauser, John Taylor and Robert Baglio

Staff present: Eric Baker, Angie Silva, Katrina Knutson, Pete Sullivan, Larry Keeton, and Planning Commission Secretary Mary Seals

Members absent: Mike Gustavson, Tom Nevins, and John Hough

6:30:00

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

Depee adopts the agenda as posted.

C. Approval of Minutes

A motion is made by Commissioner Taylor and seconded by Commissioner Foritano to approve the minutes of September 9, 2008.

The Vote:

Yes: 6

The motion carries

A motion is made by Commissioner Taylor and seconded by Commissioner Foritano to approve the minutes of September 23, 2008.

The Vote:

Yes: 6

The motion carries

6:31:37

D. Public Comments

Loren Johnson: He states that the written record of minutes from August 12th do not reflect the conversation that took place. Specifically, comments made by the Planning Commission members that the Manchester Plan had been worked on for 2 years and that it was a shame to go through and change or agree to the Site Specific request because of that fact. He requests clarification of where the idea came from that that had been a process that was in effect for two years or that the community had worked on it for two years and it was not appropriate for the

1 **Planning Commission to go back and change it. He requests a correction of**
2 **minutes from August 12, 2008.**

3
4 **Sommerhauser states that the minutes have been approved and entered**
5 **into the record.**

6
7 **Johnson states that if these minutes will bring that clarification is acceptable.**

8
9 **Foritano states that as he recalls the historic effort that had gone into the**
10 **creation of the Manchester Plan. He recalls that the tone was that of**
11 **reluctance from the Planning Commission to approve site specific**
12 **applications after all of that effort. As best he can recall he believes the**
13 **site specific application was somewhat in conflict with the plan.**

14
15 **Johnson:** Jim (Sommerhauser) who made the motion specifically made reference as
16 did one of the other gentlemen, to this two year process. I wanted some clarification.
17 The reality is that the process on this amendment started in February 07 and it took
18 place until August 07. There were 7 monthly meetings of different committees and that
19 was the last one. At that meeting over half the community voted to have another
20 meeting to discuss the site specifics, with the two units per acre and the four units per
21 acre. Staff indicated that they would consult with the Commissioner rather that was
22 possible or not. We didn't get a chance that evening or anytime prior because of the
23 fervor that had developed over the three story buildings that had been approved. The
24 reality is this site specific re-zone request was a continuation, the community agreed to
25 continue the discussions. The County decided because of the anxiety of the possibility
26 of more three story buildings in Manchester that they would give the opportunity for the
27 site specific. Of which we didn't get the paperwork for for five months, then given two
28 weeks to turn it in. I'm not sure that that is what you were told in your briefing from staff,
29 that the applicants were not advised that was taking place or that they could listen to. Is
30 there minutes of the briefing you received from staff prior to hearing our request for re-
31 zone?

32
33 **Depee:** *The only minutes there would be would be the ones of record. I don't*
34 *think that we are ever briefed without it being of record.*

35
36 **Johnson:** I think that the Commission was mislead on the status of that site specific re-
37 zone and that led to the dismissal. If wrong information is going on about property that I
38 am interested and it's being delivered by staff to people that can make decision on the
39 future of my property, I'd like to know and get a opportunity to explore that with those
40 individuals. What I'm looking for here, is for somebody will define the comments that
41 were made in the minutes about this two year process.

42
43 **Depee requests the opportunity to review the minutes and get back to you**
44 **all the October 28, 2008 meeting. He reiterates that all briefings done by**
45 **staff are done in the public forum, such as tonight. There are not individual**
46 **briefings.**

47
48 **The other Planning Commissioners agree.**
49

1 *Discussion is held clarifying that there was no separate (non-public) briefing from*
2 *staff regarding the agenda or staff report. There were many public briefings, but*
3 *no private. It is reiterated that all briefings are on the record.*
4

5 *It is decided that the Planning Commission would review the August 12th minutes*
6 *and address his questions at the October 28th meeting. Mr. Johnson states that*
7 *the audio minutes differ from the written. It is requested that someone from staff*
8 *is present on August 28th to respond to the site specific application in question.*
9

10 6:46:49

11
12 *Vivian Henderson, Kitsap Alliance of Property Owners: She comments on the*
13 *Illahee plan even though public testimony has already occurred. She distributes*
14 *copies of a letter from KAPO regarding Illahee Sub-area Plan and the realtor's*
15 *report. She asks that the Planning Commission read and consider the points*
16 *made. She states that they are concerned about the proliferation of sub-area*
17 *plans throughout the County and that a few voices have been granted authority by*
18 *the commissioners to speak for an entire community. She discusses the number*
19 *of participants from the community. She reviews the contents of the documents*
20 *distributed.*

21
22 *Richard Brown, Kitsap County Board of Realtors: He comments regarding Illahee.*
23 *He states that the Board of Realtors objects to the plan without changes. They*
24 *find it not in the best interest of the citizens of Kitsap County.*
25

26 **Richard Brown, Kitsap County Citizen:** *He speaks on behalf of himself.* This is a
27 politically motivated plan by a half a dozen to twelve people that were against plans in
28 Illahee. Josh Brown has favored them by putting this plan forward. When it was first
29 turned in I asked if this was going to go anywhere, the answer was "no". The reason
30 that the population was transferred from the Silverdale plan and the density was put into
31 Illahee is because we didn't have any choice. When the Buildable Lands Committee
32 took this under advisement we were told we could not go north down Central Valley road
33 and down the back side to Ridgetop to pick up the population because Patty (Lent) and
34 Chris Endresen did not want it to happen. The Buildable Lands Committee turned
35 around with the direction of staff and consultant and moved the population. I object
36 vehemently on this plan. This is a boutique planning effort. Is Fred going to have
37 political power to ask another South Kitsap Commissioner to now zone a sub-area plan
38 called "East Bethel Plan", or the "Seabeck Plan", or the "Tracyton Plan". This is no more
39 than a political pay off to those people for supporting Josh Brown. If this plan were
40 changed, why would we go out to hwy 303 and clean it. This is not a typical area for
41 Illahee. There are so many things wrong with this plan, it needs to go back to you for
42 further study and for further comment by the public and be open for comment.
43

44 **Foritano:** *We did have public hearing. I can't remember anyone as outspoken*
45 *as you or Vivian are.*
46

47 **Brown:** *I was never invited to any meetings. The board was never sat on a meeting.*
48 *When we finally saw what was coming down we reacted, we studied the plan and tried*
49 *to fill the hole. He states that he did not know about any meeting.*
50

Kitsap County Planning Commission – October 14, 2008

1 **Sommerhauser:** *This board has already taken an action. Once the meeting*
2 *closes under that action, we may not re-consider that action.*
3

4 **Brown:** Then the County Commissioner's can send it back to you.
5

6 **Depee:** *I think at this point we are bound on what we've already done on this. I*
7 *think we are going to have to the Commissioner level to undo it. You can ask at*
8 *that point to have it remanded back to us for further consideration.*
9

10 **Vivian Henderson:** *States that she submitted the information for the Planning*
11 *Commission to consider in further Sub-area plan are submitted.*
12

13 **Brown:** *States that he is worried that this is a start of the County having*
14 *numerous plans to administer. They do not want a plan for every neighborhood.*
15

16 6:58:30
17

18 **Tom Brittell, Illahee resident:** *States that for three years they had community*
19 *meetings at various times so all could attend. They distributed documents and*
20 *worked to incorporate all comments.* We tried to accommodate, over three years,
21 everyone concerned. I believe we had a briefing for the realtors. I find it interesting that
22 their full time representative after the process says "this is all wrong, we finally ready it".
23 That's not the democratic process. That is why the community had to go do something
24 and had to have the sub-area, because we are not getting representation. Please hold
25 to the process.
26

27 **Judith Kreegsman, Illahee resident:** *Attended BOCC meeting last night.* I was
28 taken aback about Ms. Henderson's comments to the board about the Illahee
29 community, about Illahee having a committee of vigil-antis. The Illahee community has
30 worked diligently to come up with a product that has already come before you. I think
31 there's one big thing that these two folks have forgotten, that is what is our
32 Comprehensive Plan, what is the GMA. These aren't pie in the sky ideas. *She*
33 *discusses the Comprehensive Plan and References RCW 36.70A.080. She states*
34 *that not all communities are the same and reminds them that we have the RCW's*
35 *to abide by.*
36

37 **Sommerhauser reads RCW 36.70A.808.**
38

39 7:05:34
40

41 **E. Finding of Fact – Waaga Way Connector Roads: Eric Baker, Special**
42 **Projects**
43

44 ***Baker reviews the main changes and presents the Findings of Facts.***
45

46 **A motion is made by Commissioner Sommerhauser and seconded by**
47 **Commissioner Foritano for adoption of Finding of Fact as presented in the**
48 **Finding of Fact.**
49

50 ***Taylor asks if the road leg going straight north and then turning to the west***
51 ***does not have a right of way purchased for that?***

1
2 **Baker: Clarifies that is correct. That it is intended to be a privately funded**
3 **roadway.**

4
5 **Depee calls for a vote**

6
7 **The Vote:**

8 **Yes: 6**

9 **The motion carries**

10
11 **7:09:05**

12
13 **F. Finding of Fact – Illahee Community Plan: Katrina Knutson, Associate**
14 **Planner, DCD**

15
16 **Knutson reviews the Finding of Fact.**

17
18 **A motion is made by Commissioner Foritano and seconded by Commissioner**
19 **Sommerhauser to accept the Illahee Finding of Fact as written.**

20 **The Vote:**

21 **Yes: 6**

22 **The motion carries**

23
24 **G. Work Study – Kingston Area Sub-Are Plan Update/Append: Pete Sullivan,**
25 **Associate Planner, DCD**

26
27 **Sullivan reviews staff report for the Kingston Sub-Area Plan Update. The proposal**
28 **would be to further develop an implementation component of the Kingston sub-are plan**
29 **update, that's the 2005 version. How this would occur is to include a work program that**
30 **identifies and prioritizes projects and other actions. How this all started was the**
31 **Kingston Citizen Advisory Council was conveyed from the BOCC that they need to take**
32 **another look at the goals and policies of the Kingston sub-area plan. They need to**
33 **develop some guidance for projects with a focus for the downtown master plan. The**
34 **KCAC facilitated a series of workshops to gather information for the Commissioners. He**
35 **reviews the changes that would occur in the Comprehensive Plan and further**
36 **reviews the Kingston Citizen Advisory Council Kingston Sub-Area Plan**
37 **Implementation/Action Item Project and the KCAC Potential Action Item**
38 **Worksheet. He recommends that they adopt the Comprehensive plan amendment**
39 **as proposed.**

40
41 **7:27:29**

42
43 **Sommerhauser: I think I understand everything. I don't see the actual language**
44 **of the amendments. I need to see that before I can go any further.**

45
46 **Sullivan: The language is in the final report from the KCAC. That will be contained in an**
47 **appendix to be inserted in full under the Kingston sub-area plan and it will contain the**
48 **same material that the staff report contains, describing the process and applicability of**
49 **other county code and comp. plan policies. The summary table, the prioritization of**
50 **those projects, is the substance of information that will be inserted into the comp. plan.**
51

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1 **Foritano:** *This sub-area plan covers a lot of ground over a period of time.*
2 *Seeing nobody I recognize from Kingston, is it fair to assume that there was very*
3 *little controversy, no major dissent?*
4

5 **Sullivan:** *An environment where there decent would come up was not really created in*
6 *these meeting. You can think of them as a brainstorming session.*
7 **He describes the process and clarifies that no decisions were made, just**
8 **developed a guide and prioritize.**
9

10 **Foritano:** *Asks if there was advanced notice was sent to the associations*
11 *for the greater Kingston area, including the Association of Property owners*
12 *were advised of the meetings and had a chance to participate?*
13

14 **Sullivan:** *We did full public notice.*
15

16 **Paralez:** *The citizens do understand that just because the prioritized things*
17 *doesn't mean that there is money for everything?*
18

19 **Sullivan:** *I made it clear throughout this process that the way this document would*
20 *become useful was if and when money would become available for Kingston and*
21 *improvements are directed to that area, what would be a good statement from the*
22 *community of what would be on the wish list. They are aware that no money is being set*
23 *aside.*
24

25 **7:31:55**
26

27 **Taylor:** *It looks like your meetings were very well attended. Where were did your*
28 *notices appear?*
29

30 **Sullivan states where the publications occurred.**
31

32 **Baglio clarifies what is going to include as the amendment.**
33

34 **Sullivan:** *This is a summary in the staff report. That captures the summary that's on the*
35 *first page of the KCAC final report. So, that's just to call out what are the half dozen*
36 *projects that come to the surface right away. I could make it clearer in the final staff*
37 *report that the entirety of that final report is to be included in the comp. plan.*
38

39 **Sommerhauser:** *Requests the proposed language of the amendment to the*
40 *comprehensive plan.*
41

42 **Sullivan agrees to insert that information and circulate it to the Planning**
43 **Commission.**
44

45 **Discussion is held about what the Planning Commissioner would like to see and**
46 **that before they can deliberate they need to see the final language.**
47

48 **H. Public Hearing – Kingston Sub-Area Plan Update/Append: Pete Sullivan,**
49 **Associate Planner, DCD**
50

51 **Depee open's the public hearing.**

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7:39:55

Tom Brittell, Illahee resident: A general comment of the sub-area. Even though this is Kingston and I live in Illahee. I would agree that the details are important. **He requests they Planning Commission has the actual document for deliberations.**

Richard Brown: I'm only concerned that some of us that sat at sub-area plans, that when citizen groups get together and make changes, I'm not sure that's bad. But we need to say "we spent a year and a half doing this plan, and now we're going to make changes. What are those changes and how do they affect the plan that the people went over for a year and a half." I'm concerned that we don't make major changes, some of the areas, like commercial, we didn't cover. I don't have any objection to this; I just want to be careful in what you're doing so that minor changes that you see are major changes in work that we did.

Foritano states that he doesn't understand what he said.

Richard Brown: There was the Buildable Lands Committee that determined where the population was going to go in the communities. Once that was determined then sub-area plan committees were formed with residents and business people and everyone else in those areas. We did all that work for a year and half, putting the population in those areas, where it was going to be zoned, where the utilities. All of that work has gone in, so we don't want groups to come in and changing things that are detrimental to the work that was already done unless it's improvement to the work.

Foritano: *Are you suggesting that the work that was recently done in with specificity around Kingston in prioritizing would be in conflict with what you did?*

Richard Brown: No, I'm not sure that it is in conflict. I want to know if it is in conflict. **He describes that work they did on Kingston.**

Depee closes the public hearing.

Discussion is held about whether they should continue the Public Hearing to the next meeting. It is decided not to continue the Public Hearing portion.

Sommerhauser asks if there was any discussion about the highway 104 re-routing.

Sullivan: *That is a topic that Public Works Transportation planners have been entertaining for some time. Our contact with the state DOT is familiar with the desire of the Kingston community where highway 104 comes in and forms a spilt at the community center. You have a one way going into the ferry and one way offloading to re-route so both lanes are on the north side and the west site, where the store fronts are become quainter.*

Discussion is held about the downtown improvements and California Ave. extension. Sullivan offers to forward the plat map to the commissioners.

1 I. Deliberation and Recommendation – Kingston Sub-Are Plan
2 Update/Append: Pete Sullivan, Associate Planner, DCD
3

4 Motion is made by Commissioner Sommerhauser and seconded to Commissioner
5 Taylor to defer the Deliberation and Recommendation of the Kingston Sub-Are
6 Plan Update/Append to the October 28, 2008 meeting.

7 Yes: 4

8 No: 2

9 The motion carries

10
11 7:56:22
12

13 Larry Keeton states that the official paper has not changed for official notification.
14 We use the Kitsap News Group.
15

16 Depee asks about layoff status of DCD.
17

18 Larry Keeton reviews the lay offs status, impacts to the community and
19 department, and solutions. He discusses the Code Development items for the
20 next meeting.
21

22 Sommerhauser requests that documents are delivered to the commission
23 members before the meeting.
24

25 Per request of Commissioner Foritano Keeton talks about the county involvement
26 in a law suite regarding the greater Hansville area advisory committee. The
27 department will continue the planning effort.
28

29 *Taylor asks when the new Hearing Examiner starts. Keeton states that she has
30 started.*
31

32 J. For the Good of the Order
33

34 A motion is made by Commissioner Paralez and seconded by Commissioners
35 Taylor and Baglio to adjourn the meeting.
36

37 The VOTE:
38 Unanimous
39 Motion Carries
40

41 Time of Adjournment: 8:15:16
42

43 EXHIBITS

- 44 A. Findings of Fact, Conclusions, and Recommendations of the Kitsap County Planning
45 Commission of the Board of Commissioners of Kitsap County, regarding the
46 Silverdale Sub-Area Plan as it relates to the Waaga Way connector roads
47 B. Findings of Fact, Conclusions, and Recommendations of the Kitsap County Planning
48 Commission, to the Board of County Commissioners, regarding the proposed
49 adoption of the Illahee Community Plan
50 C. Comprehensive Plan Amendment – Kingston Sub-Area Plan Update
51 D. Kingston Citizen Advisory Council Kingston Sub-Area Plan Implementation/Action
52 Item Project

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- 1 E. KCAC Potential Action Item Worksheet
- 2 F. Proclamation
- 3 G. Letter from KAPO regarding Illahee Sub-area Plan
- 4
- 5

6 **MINUTES approved this _____ day of _____ 2008.**

7
8 _____
9 **Fred Depee, Planning Commission Chair**

10
11 _____
12 **Mary Seals, Planning Commission Secretary**