
7:00 P.M.

Meeting Called to Order - Introductions.

- Public Hearing to consider oral and written testimony regarding the Bethel Road Corridor proposed development regulations (Land Use Element), located in South Kitsap County.

Linda Rowe disclosed that she was a real estate agent and had 2 parcels listed for sale along Bethel Road; if anyone was uncomfortable or felt this was a conflict of interest, please let her know.

(No comment from the audience.)

Darryl Piercy said that the draft Bethel Road Corridor Development Plan represents nearly a year-long effort to develop this Plan, which included numerous open houses and meetings with a great deal of public participation on this issue. He explained that these land use policies would amend the Zoning Ordinance, which was the issue before the Planning Commission at this public hearing. He reminded the members that they would not be making a recommendation on the entire Plan, only the Land Use Section. He said since there have been two prior meetings on this issue before the Planning Commission, staff would not be going into a great deal of detail at this hearing, but they would certainly answer any questions that the members may have as well as hear any testimony regarding these proposed policies.

Nobi Kawasaki noted for the record that the Planning Commission received the entire Bethel Corridor Plan prior to this hearing. He said that the members would consider amendments to the County’s Zoning Ordinance dated February 15, 1999.

Val Torrens asked if they could make comments or suggestions about the entire Plan even though the Planning Commission’s recommendation would be limited to the Land Use Section?
Darryl Piercy said yes, and staff would pass along these suggestions to the Board of Commissioners.

William Matchett asked if these changes were exclusive to the Bethel Corridor Plan or other areas as well?

Darryl Piercy said that these changes would be exclusive to the Bethel Corridor, no other area.

Nobi Kawasaki asked on what portion of the Plan would the Board of Commissioners be making their decision?

Darryl Piercy said that the Board of Commissioners will make their decision on the entire Bethel Corridor Plan; the road plan was a component of the Public Works Department and the land use portion will be part of the County’s Zoning Ordinance.

Nobi Kawasaki suggested that recommendations specific to the land use portion of the Plan should be discussed first and then if the Planning Commission had suggestions about the rest of the Plan, it could be discussed following, adding that the rest of the Plan recommendations were for advisory purposes.

- **Guide the Development - Land Use.**

  **Signs, Page LU-11**

  Val Torrens asked if a business had an interior lit sign would the specific requirements be addressed in the County’s sign ordinance?

  Darryl Piercy said that the sign section of the Zoning Ordinance was very restrictive on signage so staff added this section, which pertained to the signage along Bethel Road based on the specific placement of the buildings.

  Val Torrens noted that there were 2 photos in the sign section and suggested that the captions below the pictures include the location.

  Darryl Piercy agreed and said that the location would be depicted below the photos.

  **Utilities, Page LU-21**

  Val Torrens suggested that pipelines be included in that section.

  Darryl Piercy said that pipelines must be placed underground.
Nobi Kawasaki then opened the floor for public testimony.

Vivian Henderson, representing the Association of Realtors, complemented the staff and consultants on the preparation of the Bethel Road Corridor project. She felt that all those involved in the process went above and beyond what was necessary to bring the community and the developers into the creation of this Plan. She reported that there had been high public attendance at the meetings and during the development stage of this Plan.

Nobi Kawasaki said that this area was zoned Highway Tourist Commercial and questioned whether the zoning should be Urban Commercial?

Darryl Piercy said that they did not wish to make a change to the County’s Comprehensive Plan, which would not be amended until 2002. He said that they identified the existing uses along Bethel Road. He said the consensus surmised that most categories were covered in the Highway Tourist Zone.

Nobi Kawasaki said with an application for a Conditional Use Permit, a recreational vehicle park was permissible in the Highway Tourist Zone, which may not be appropriate along Bethel Road.

Darryl Piercy felt that in the future staff might need to look more closely at the two zones so there is a more distinct difference between them.

Bethel Land Use Standards (cont.) Page LU-3

Nobi Kawasaki noted the second paragraph... “Additional development restrictions protect slopes steeper than 15 percent and the environmentally sensitive area adjacent to Blackjack Creek.” He asked if there were specific conditions for stream protection within this Plan or were the requirements located in the County’s Critical Areas Ordinance?

Darryl Piercy said that the specific requirements were listed in the Critical Areas Ordinance.

General Provisions (cont.) Engineered Zones, Page LU-5

Nobi Kawasaki suggested that there be a brief explanation on how engineered zones were established.

Darryl Piercy explained that within those Engineered Zones there would be stormwater control basins as well as internal roadways to make all Zones consistent throughout the Plan. He said that would allow development to take into account...
the roadway and stormwater infrastructures as a whole within a zone instead of independently as each project was developed.

William Matchett said that the road grid and stormwater would have to have a review of the Critical Areas as well.

Nobi Kawasaki felt that the first property that is developed would set out how the zone will be established.

Nobi Kawasaki and Darryl Piercy then discussed how the zones would develop and who would set the tone of a particular engineered zone.

Val Torrens suggested that in LU-5 there should be a reference to tie it to LU-14.

Environmental Protection, Page LU-11

Nobi Kawasaki asked if the environmental section was going to change the Critical Areas Ordinance?

Darryl Piercy said with the Endangered Species Act the reference to the Critical Areas Ordinance would be amended so that the two would tie together.

Nobi Kawasaki said that the Critical Area impacts were dealt with on a broader scale.

Darryl Piercy said that stormwater and stormwater facilities are dealt with in the Critical Areas Ordinance and those issues will be established very early on before much more development occurs on Bethel Road.

Building Design (Cont.) Page LU-12

Linda Rowe questioned the exterior building design and whether there was any specific roof material required?

Darryl Piercy said that there was no specific roof material required; the design would be reviewed with each particular project. He said that they did not want to get specific at this time within the Plan since there are new products always coming forth.

William Matchett asked how the idea came about to choose 3 choices for the Building Design from a list of 12?
Darryl Piercy said that staff anticipated that in order to meet the goal of the Bethel Corridor Plan there will be more building design choices used, but 3 seemed to be an appropriate number to meet the minimum requirement to create structures that would have character and avoid the “box like” feel. He said there is still the overall concept of the northwest theme. He said that they wanted to allow enough flexibility to the builder and yet give staff some leverage to enforce some design standards.

John Ahl asked how the Bethel Corridor Plan and the Zoning Ordinance would be incorporated?

Darryl Piercy said that under the Highway Tourist Commercial Section in the Zoning Ordinance there would be a reference to the Bethel Corridor Plan as an appendix, similar to what was done with the Suquamish Subarea Plan and McCormick Woods.

Nobi Kawasaki said that this Plan was like what the Planning Commission recommended for Suquamish and Port Gamble.

Val Torrens said that she was comfortable making a decision on the Land Use portion of this Plan at this hearing because few of the general public had attended. She felt certain that this was a sign that generally people were happy with this Plan because in her experience people only show up for these meetings when they are upset.

No further discussion being heard, Nobi Kawasaki closed the public hearing portion of the meeting at 7:45 p.m.

A Motion was made by Val Torrens and seconded by William Matchett to adopt the Land-Use element of the Bethel Corridor Development Plan, dated May, 2000. Vote: Aye: 7; Nay: 0. Motion carried.

General Comments:

Val Torrens noted that on Page CD-4 there were no appendices and asked if that was forthcoming?

Susan Graham of SCA Engineering said the appendices were being prepared at this time.

Val Torrens felt that it should be noted in the Plan that this had been reviewed by the Planning Commission.
Darryl Piercy agreed, adding that the review and decision by the Planning Commission was a significant step and should be noted in this Plan.

Gwendolyn Shepherd said that this Plan was very user friendly and on Page CD-4 it clearly indicated that surveys were sent out and responses received.

Monty Mahan of the Public Works Department said that about 254 citizens were on the panel specific to the land use; 154 responded to that survey and 143 people responded to the survey about the streetscape.

Nobi Kawasaki asked if some of the citizens on the panel would attend the Board of Commissioners hearing to present this Plan to the Board?

Susan Graham said yes, some of the citizens would be presenting this Plan to the County Commissioners.

Val Torrens noted that within the Plan there should be a list of those citizens that attended the meetings; perhaps acknowledging them in the beginning of the Plan.

**Transportation Section:**

Val Torrens noted the various Channelization Plans and asked with regard to the proposed commercial collectors were these established roads or proposed?

Monty Mahan said that some of the roads exist now and some will be constructed.

Susan Graham said that the grid system will be created as roads occurred.

Val Torrens asked in the Channelization Plan following Page T-10, where were the driveways located?

Susan Graham said since this drawing is for year 2020, and they do not know what developments would be there at that time, the driveways are not depicted on that drawing.

Val Torrens noted on Page T-17 Roadway Classification, that Sedgwick Road was not included and questioned whether it was because Sedgwick was a state highway?

Susan Graham said yes, however the Washington State Department of Transportation has been continuously involved in the Bethel Corridor project.

Val Torrens suggested that that be stated in the Plan. She then noted that on Page T-20 the pictures do not match the explanations.
Susan Graham said that they would change the captions before it goes to the Board of Commissioners.

**Streetscapes:**

Val Torrens said on Page S-2 Street Furniture, there should be benches for people to rest along the sidewalks.

Monty Mahan said that a decision has not been made on the placement of benches and bus stops. He said that there was a lot of support for bus stops and that decision will be finalized during the budget preparation process.

Val Torrens suggested that the drawing show where the bus stops and benches would be located.

Susan Graham said that would be a part of the overall streetscape plan and will be part of the developers’ responsibility.

**Environment:**

Nobi Kawasaki asked where the drainage data basin information came from?

Jean Carr of SCA Engineering said that information came from topographical maps of the area.

Nobi Kawasaki asked if there had been an inspection of the wetlands?

Jean Carr said yes, the wetlands are noted.

John Ahl noted Page E-25 stream buffers, and asked if this was in sync with the new Endangered Species Act regulations pursuant to the protection of endangered species?

Darryl Piercy said no, most of the areas in the Bethel Corridor are Type 5 streams, which are subject to the Critical Areas Ordinance and will have larger buffers requirements.

Val Torrens asked, if the addendum for Page E-8 was available?

Jean Carr said it is completed and going through environmental review at this time.
Funding:

Val Torrens asked if the blanks would be filled in on Page F-1?

Susan Graham said they are doing cost estimating, which should be done later this month before it goes to the Board of Commissioners for a hearing.

Darryl Piercy said that regional stormwater facilities seem to be physically feasible in this area. He reported that there is some concern whether these facilities can be financed during the first phase of this project.

The Planning Commission members all felt that this was one of the best processes that they had gone through with the County.

➤ WORK PLAN DISCUSSION.

Following a discussion by the Planning Commission members, it was decided to review Accessory Dwelling Units with County staff on June 27th as well as the video of the Board of County Commissioners' public hearing and decision on the Timber Harvest Ordinance.

Nobi Kawasaki said he would like the Planning Commission members review the video of that meeting to find out where the communication problems are so that the Planning Commission's Minutes could be clearer when they are completed to anticipate any future questions that the Board of Commissioners might have.

No further discussion being heard the meeting adjourned at 8:50 p.m.

DOCUMENTS DISCUSSED AT PUBLIC HEARING

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<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<td>A.</td>
<td>Planning Commission Agenda, dated June 6, 2000;</td>
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MINUTES approved this _________ day of ________________, 2000.

_____________________________________
Nobi Kawasaki, Chair

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Karen Halbeck, Secretary