MINUTES
KITSAP COUNTY PLANNING COMMISSION
March 27, 2001

The Planning Commission met on the above stated date at the County Administration Building
Commissioners Chambers Room 104, 614 Division Street, Port Orchard, Washington. Present were:
John Ahl, Linda Rowe, Richard McConaughy, Lary Coppola and Deborah Flynn. Not Present:
Gwendolyn Shepherd, Laura King, William Matchett and Val Torrens. Staff Present: Robin Tyner
and Karen Halbeck, Secretary. Guest Speaker: Pam Kellner (Kitsap Regional Coordinating
Council).

9:00 A.M.

Meeting Called to Order - Introductions.

9:05 A.M.

A Motion was made by Linda Rowe and seconded by Richard McConaughy that the
Planning Commission approves the Minutes of January 9, 2001. Vote: Aye: 5; Nay: 0. Motion carried unanimously.

A Motion was made by Richard McConaughy and seconded by Lary Coppola that
the Planning Commission approves the Minutes of January 30, 2001. Vote: Aye: 5; Nay: 0. Motion carried unanimously.

9:10 A.M.

➢ Public Hearing to consider oral and written testimony regarding the
proposed revisions to the Kitsap County Countywide Planning Policies dated
February 27, 2001.

Robin Tyner said that these policies have been produced in coordination with the 7
governmental jurisdictions in the County. She reported that this team put the
Policies together with assistance from the Puget Sound Regional Council (PSRC)
and the Washington Department of Community Trade and Economic Development
(CTED). She said that these Policies create the beginning plan for amendments to
the Comprehensive Plan providing the framework on how the Urban Growth Areas
will expand with regard to population allocations, transportation and so forth. She
said that Kitsap was the first jurisdictions to incorporate the “Centers” concept in
the Policies. She reported that the Countywide Planning Policies have been
available for public review and comment and the Kitsap Regional Coordinating
Council Policy Board reviewed this edition before it came to the Planning
44 Commission. The next step would use these Policies to develop amendments to the
45 Comprehensive Plan.
Richard McConaughy asked if there were any new amendments?

Robin Tyner said that there were amendments to the Transportation Section to coordinate the Policies with the PSRC to receive State funding, once these Policies were adopted by all of the jurisdictions. She outlined for the members that there are now guidelines for Urban Growth and Rural areas that were not in the previous Countywide Planning Policies. She said that this document was coordinated with all of the transportation people in the County including Kitsap Transit. In conclusion, she said that staff recommends that the Planning Commission approve these policies and forward the recommendation to the KRCC.

John Ahl said that even though this has been announced as a public hearing there was no one present for public testimony.

Deborah Flynn asked if the cities’ planning commissions were holding similar public hearings and forwarding a recommendation to the KRCC?

Robin Tyner said that the cities would ratify the Policies and make them a part of their plans; they were part of the preparation of these Policies, so the cities did not need to hold hearings before they ratified them. She said this was a County function and the cities could choose not to ratify the Policies.

John Ahl asked for further clarification, was the recommendation from the Planning Commission was to be directed to the KRCC or the Board of Commissioners, since this body normally took its direction from the County Commissioners?

Robin Tyner said that the recommendation should go to the Board of Commissioners and then carried on to the KRCC.

Lary Coppola asked if any of the cities had rejected or questioned any of these Policies?

Robin said no; these Policies help the cities by providing direction regarding how the County and the cities shall interact.

Deborah Flynn noted Page 12, Section 4b which she read: “The County’s Comprehensive Plan policies shall promote clustering residential development and other techniques to protect and enhance significant open spaces, natural resources, and critical areas for more efficient use of the land. Clustering should not increase residential housing units in the overall area designated as rural, consistent with designated rural densities. Development clusters shall be designed, scaled and sited in a manner consistent with rural character and the provision of rural levels of service.” She said that previously the Planning Commission discussed clustering in the rural areas and from her experience a density bonus would be necessary to make this feature attractive to the community and make this work in the County.
Robin Tyner felt this Section would not impact how the County developed its Clustering Ordinance. She said that Clustering could be used to lessen the impact of impervious surfaces and provide incentives to protect the watershed, not for increasing housing density.
Deborah Flynn asked Robin Tyner to explain Section 1d on Page 15: “Pre-annexation agreement issues shall be considered in developing each urban growth management agreement.”

Robin Tyner said those are agreements with a city, where the resident would be provided urban services while still residing in the County and then would not protest when the city wished to annex this property.

John Ahl asked if Page 16 addressed Revenue Sharing agreements?

Robin Tyner said that Revenue Sharing is not included in the Countywide Planning Policies.

John Ahl reported that when property is to be annexed there are fiscal impacts on the county or the city to share services during the transition of the annexation.

Deborah Flynn said that on Page 29 Coordination of Planning, there should be a statement, which addresses a specific timeframe for annexation, after the experience the Planning Commission had with the City of Poulso during their joint Urban Growth Area discussions. She asked if the Policies would include some commitments from the cities to annex?

Robin Tyner agreed and said that should be included in the recommendation that is taken back to the KRCC. She also felt that there should be a policy to discuss with the Planning Directors, but it would be unlikely that it will be included in these Policies.

John Ahl expressed that this timeframe for annexation was a very important issue; the County was reaching out to the cities to help them coordinate their annexations and provide interim services. He felt that a commitment was missing on the part of the annexing jurisdictions to commit to a specific time for this process to take place. He felt that this timeframe should be included at the policy level. He said on the other side of the coin, if the county develops an Urban Growth Area and allows such development, where is the incentive for the resident to join into the city?

Robin Tyner suggested that the recommendation to the Board of Commissioners include that annexation language.

Deborah Flynn said with regard to the housing policies Page 27 Section 3b, Part ii, cooperative housing should be included in that section as well.

Robin Tyner said that was a good idea, she didn’t think that was even thought of during the discussion process.
On Page 23 Section 8 Transportation Related Facilities and Services, Deborah Flynn asked if the PSRC and the Peninsula RTPO agreed on the wording?
Robin Tyner said yes, both parties were involved in the discussion on that issue.

Lary Coppola asked on Page 12 Section 3b, what are considered alternate modes of transportation?
Robin Tyner said this would include transit busses and bicycles and there are multi-modal sources of funding for that purpose.

Lary Coppola asked if there was enough usage that the bicycle users would offset the cost to construct bicycle lanes?

Robin Tyner said no, but there was a 100% source of funding for this purpose.

No further discussion being heard, a Motion was made by Deborah Flynn and seconded by Linda Rowe that the Planning Commission approves the Countywide Planning Policies with the inclusion of the following amendments: 1) Page 27, Section 3b(ii) provision for a range of housing types such as multi-family, accessory dwelling units, cooperative housing and manufactured housing . . .; 2) add a policy that the County and City in their Memorandum of Agreement for Urban Growth Area planning include a policy for scheduling and time commitment for the annexation process.

Lary Coppola suggested a friendly amendment to specifically include single-family housing on Page 27, Section 3b.

Deborah Flynn and Linda Rowe accepted his friendly amendment.

Vote: Aye: 5; Nay 0. Motion carried unanimously.

Chairman John Ahl closed the public hearing at 9:45 a.m.

➢ Work Plan Discussion – If Necessary.

John Ahl noted that the next meeting of the Planning Commission would be on April 3, 2001 to discuss the preliminary Docket for the Comprehensive Plan Amendment Process. Deborah Flynn and Robin Tyner said they would not be in attendance.

Kitsap County Bicycle Plan:

Deborah Flynn questioned whether the Kitsap County Bike Plan had been adopted?

Robin Tyner said that this Plan required a 60-day review and then it will be adopted into the County’s Comprehensive Plan as part of the amendment process.

Deborah Flynn said it was frustrating for the Planning Commission to be pressured to approve the Bicycle Plan in such a hurry so that staff was able to apply for the funding sources and then to find that it has yet to be adopted by the County.
Lary Coppola noted a very interesting PowerPoint presentation at a recent Economic Development Council meeting on Industrial lands and said if the Planning Commission and Board of Commissioners were interested, he could arrange for this presentation at a future meeting. The general consensus was that the members would be interested in this presentation.

Robin Tyner and Deborah Flynn gave a report on the Kingston Steering Committee meeting and Industrial uses in Kingston.

Robin Tyner gave an update on the progress of the Poulsbo Urban Growth Area.

Meeting adjourned at 10:15 a.m.

ITEMS DISCUSSED AT STUDY SESSION

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Planning Commission Agenda dated March 27, 2001</td>
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<tr>
<td>B.</td>
<td>Countywide Planning Policies, dated February 27, 2001</td>
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MINUTES approved this _________ day of _________, 2001.

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John Ahl, Chair

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Karen Halbeck, Secretary