MINUTES

KITSAP COUNTY PLANNING COMMISSION
April 24, 2001


9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

➢ A Motion was made by William Matchett and seconded by Richard McConaughy that the Planning Commission approves the Minutes of February 27, 2001. Vote: Aye: 5; Nay: 0; Abstain: 2 (Flynn and Gustafson not present at meeting.) Motion carried.

➢ A Motion was made by William Matchett and seconded by Linda Rowe that the Planning Commission approves the Minutes of March 6, 2001. Vote: Aye: 5; Nay: 0; Abstain: 2 (McConaughy and Gustafson not present at hearing). Motion carried.

9:10 A.M.

➢ Public Hearing to consider the application of John and Winifred Strom for Current Use Assessment – Open Space on a 17.17-acre parcel within lots 6 and 7 of Point No Point Acre Tracts, east of Hansville Road in North Kitsap County.

Karanne Gonzalez showed the members digital photos of the wetlands on the site. She said there was a large stand of second growth timber on the parcel, adding that this property has been in the family for a long time. She reported that the Strons have applied for a conservation easement, which will take a bit of time to complete. While the easement is not currently in place, she continued, when the Strons receive the easement, it would qualify them for a larger tax break. She said this is in the Hansville watershed and an Open Space Classification for this property will be
an added bonus for the community. She made it clear that there will not be an acre reserved for a future home site. Further, she said, public access would be allowed on the east side of Hansville Road, not on the west side, to avoid access to the wetlands on the property. She explained that if this application was approved the tax shift will be approx $1,600 or a 60% property tax reduction.

Linda Rowe asked about the progress on the Planning Commission’s request that the County provide information about these Open Space applications on the website and how to make appointments to view these sites?

Karanne Gonzalez said that the Assessor is putting together a list of Open Space properties with a logbook to coordinate visitations to the site and that information should be available soon.

John Ahl noted that the public might still be reluctant to provide information on their properties where access was available?

Karanne Gonzalez said that staff recommended approval of this application under the following criteria:

**High Priority Resources**

- Significant Wildlife Habitats
- Wetlands, Ponds and Streams
- Watersheds

**Low Priority Resources**

- Preservation of Visual Quality

No further discussion being heard, a Motion was made by Deborah Flynn and seconded by William Matchett that the Planning Commission approves the application of John and Winifred Strom for Current Use Assessment Open Space on a 17.17 acre site within lots 6 and 7 of Point No Point Acre Tracts.

Vote: Aye: 7; Nay: 0. Motion carried unanimously.

The application of Robin and Graeme Smith for Current Use Assessment – Open Space on a 4.55-acre waterfront parcel, with one acre exempt from the classification for the home site. This property is located at 3004 Ridgeview Drive NE, near Illahee in North Kitsap County.

Karanne Gonzalez reported that this was a shoreline parcel with an existing single-family home. Further, she said, the County Shoreline Master Program has
designated this area as “Conservancy”; 330 feet of high bank shoreline with slopes ranging from 45% to 70%. She recounted that last year the adjacent parcel was approved for Current Use Assessment – Open Space. She said that the Smiths’ goal was to maintain the property in its natural state and to provide a wildlife habitat, since there were perch trees on the site for Eagle, Blue Heron and Kingfisher as well as other shore birds. She reported that the upland area was not accessible from the beach and therefore not appropriate for recreational activity. She said that staff recommended approval of this site and reported that it would qualify for a 60% property tax reduction of about $1,100. She said that this application qualified under the following criteria set down by the State Open Space Act:

**High Priority Resources**

- Significant Wildlife Habitats
- Urban Open Space

**Medium Priority Resources**

- Geologic and Shoreline Features
- “Conservancy” Shoreline

John Ahl asked if there were shoreline rights to the owners so that they owned the tidelands?

Robin Smith said they owned the tidelands.

John Ahl said if the tidelands were not part of the site then the shorelines were public.

No further discussion being heard, a Motion was made by Lary Coppola and seconded by Deborah Flynn that the Planning Commission approves the application of Robin and Graeme Smith for Current Use Assessment – Open Space on a 4.55 acre parcel located at 3004 Ridgeview Drive NE in Bremerton, with one acre exempt from the classification for the home site. Vote: Aye 7; Nay: 0. Motion carried unanimously.

Richard McConaughy asked Karanne Gonzalez if the applications for Current Use Assessment – Open Space Timberland were now going directly to the Board of Commissioners?
Karanne Gonzalez said that recently she took her first group of applications to the Board of Commissioners, without going through the Planning Commission. She recounted that the Board of Commissioners were very willing to “come onboard” with this new process and the Planning Commission established this process on the record, for historical documentation.

John Ahl asked if there were a particularly sticky situation would the Planning Commission still hear these applications?

Karanne Gonzales said yes, and she would still be bringing the combination Open Space/Forestry applications to the Planning Commission.

Study Session to review the upcoming issues involved in the Manchester Community Plan with County staff.

Eric Baker showed a map of the Manchester Community and explained that former Commissioner Garrido wanted a community plan for Manchester which was not served by the County’s Comprehensive Plan. He reported that one of the issues that staff was working on was Areas of More Intensive Rural Development. He said that there was a committee formed consisting of 42 members appointed by Commissioner Garrido, which was broken into several working groups. He reported that these groups have hashed out the details and created goals and policies for the Manchester Community. He explained that the committee has now adopted the draft Plan. He said that during the design process, the committee had specific concerns regarding view blockage, protection the natural environment and so forth. He said that to date the committees have met twice a month and 2 of 3 open houses have been held on this Plan, adding that the last open house will be held during the middle of May. He further reported that there was a design charrette, to look at the downtown commercial area, what businesses could locate there and what they might look like, adding that currently there was a lack of architectural style in downtown Manchester. He said that the design charrette came up with a number of ideas and the Growth Management Act was very specific regarding the design of these subarea plans, which need to meet various criteria. He showed the boundary of the area in “blue” was has been developed at 4 dwelling-units per acre. He said that there were also areas along the shoreline that would be included so that sewer hookups could be provided to these home sites. Further, he said, after the Manchester boundary was set 3 zones were established: Manchester Village Residential (MVR), Manchester Village Low Residential (MVLR) and Manchester Commercial (MC). He said the following table was derived for development of lots before and after this Plan was approved:
### Residential Lot Sizes for MVR and MVLR Zones

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<thead>
<tr>
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<th>MVR</th>
<th>MVLR</th>
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<tbody>
<tr>
<td>Minimum Developable Lot Size</td>
<td>0.25 acre (10,890 sq. ft.)</td>
<td>0.25 acre (10,890 sq. ft.)</td>
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<tr>
<td>Minimum Divisible Lot Size</td>
<td>0.25 acre (10,890 sq. ft.)</td>
<td>0.50 acre (21,780 sq. ft.) w/Clustering</td>
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<tr>
<td></td>
<td>0.25 acre (10,890 sq. ft.)</td>
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### Impervious Surface Limits

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<tbody>
<tr>
<td>Residential Lots Less than .5 Acres</td>
<td>50%</td>
</tr>
<tr>
<td>Residential Lots .5 Acre or More</td>
<td>40%</td>
</tr>
<tr>
<td>All Commercial Lots</td>
<td>N/A</td>
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Linda Rowe asked if there was an established lot that was less than a quarter acre, could it still be developed?

Eric Baker said that lots less than a quarter acre under a single ownership with no contiguous parcels under the same owner can be developed if the market will allow. He said that the design concepts were similar to the Suquamish Plan.

Lary Coppola asked if the property owners in Manchester would be notified of this change?

Eric Baker said yes, all of the owners would be notified by mail if they were in the Manchester Community Plan boundary or within 400 feet of that boundary. He made it clear that the owners would be notified, not their mortgage companies. He said that the Manchester Village Commercial zone is very similar to Neighborhood Commercial so that the property owners would still be able to remodel, tear down and build back up. He said if there were a residence within the commercial area, the owner(s) would have to follow the residential requirements.

Deborah Flynn asked Eric Baker to explain “clustering”.

Eric Baker said that if a person wished to develop a 10-acre parcel for example, clustering would allow the owner to dedicate 40% of the property to open space and build quarter-acre lots; for every 5 lots that were clustered the owner could have another lot.

John Ahl asked as well as clustering, could there be green spaces?
Eric Baker said that the neighborhood actually preferred the Open Space designations in place of the clustering for smaller lots, so that the property owners could look out onto to green areas. He said that there were a number of areas in Manchester that were considered wetlands.

Deborah Flynn asked why these requirements were based on the size of lot instead of dwelling units?

Eric Baker said that under this new Plan a property owner couldn’t create a lot which was smaller than a quarter acre.

The members then discussed how the smaller grandfathered lots could be developed.

Michael Gustavson asked if these regulations would apply to the entire Manchester community?

Eric Baker said no, just to the 2 residential designations.

Michael Gustavson asked how many owners could be affected by these new rules?

Eric Baker said that much of Manchester was already developed, so it would affect only those remaining undeveloped lots. In addition, the critical areas would determine how these parcels would be developed.

Linda Rowe asked if sewer line continued down Nebraska Avenue?

Eric Baker said no. He then explained that View Protections included buildings and trees. He said that the Manchester design plan specified that 28 feet was the maximum building height; 35 feet was the County’s standard height. He said that the committee also encouraged that new buildings be constructed at the mid-slope of the lot or lower.

John Ahl asked about the problems with drainage from roofs and stormwater runoff with those restrictions?

Eric Baker reported that a 28-foot height restriction would allow for construction of a 2-story home with a standard roofline.

Linda Rowe asked if these requirements would be similar to covenants in a housing development?

Eric Baker said that this building height restriction would certainly become an issue with the building industry.
Deborah Flynn asked if the committee came to consensus on this?

Eric Baker said yes. He then explained that the committee also established that native trees could only grow to a height of 35 feet. He said that this issue would likely not come before the Planning Commission because there are only two species of native trees that will remain within that height.

Linda Rowe asked if a 2-story house were built on a slope, would construction of a daylight basement be possible?

Eric Baker said that a 2-story with a daylight basement would be possible.

John Ahl said that in landscaping, trees could frame a view; they are not all bad.

Eric Baker said that in the transportation section, the committee reviewed all of the roads within the Plan as well as multi-modal transportation. He reported that if all the properties were built out, there would be 584 more dwelling units and 1,500 additional residents in Manchester. He said that as a result of the committee’s study, the area of concern would be the traffic along Mile Hill Drive not within the Manchester area. He reported that all of the other interior roads have an “A” classification so no improvements will be necessary for the increased dwelling units/ population. He reported that with the sewer capacity, there has been 2 sewer upgrades so that the sewer system was operating well above capacity, so the increase in housing will not affect the sewer. He further reported that the community believes in sewer usage with this Plan for future development and would like to encourage the construction of sewer lines within the Manchester boundaries for hook up to sewer in the future, which would include the currently developed properties.

Lary Coppola asked if there were plans to extend the sewer lines within the Manchester boundaries?

Eric Baker said that the committee was against doing a plan-wide Utility Local Improvement District (ULID), but supported the individual ULIDs. He reported that the committee had expressed that any property owner within 200 feet of the line who wished to develop or remodel must hook up to the sewer line. He further reported that the committee wanted all property owners to hook up to sewer if they own a quarter acre or less, regardless of the distance to the line. He said that the County’s legal department was currently reviewing that issue. He said with the recent ESA issues, the committee especially wanted the sewer line extended out to the shorelines area.
John Ahl said that at least there was a good tidal flow in Yukon Harbor to avoid creating a stagnant bay.

Eric Baker said with stormwater concerns, a consultant for stormwater analysis has been hired. He reported that with a dense population such as Manchester, the residents on the lower part of the hillside were impacted by water runoff and a large stormwater detention facility was being built at this time which, when completed, would make many more areas able to be developed. He said that the committee also wished to impose an impervious surface limit.

- Work Plan Discussion.
  - John Ahl noted that the next Planning Commission meeting would be on May 1, 2001.
  - Lary Coppola noted that he would be out of town for that meeting.
  - Secretary Karen Halbeck asked if there would be a quorum for the Planning Commission meeting on May 29, 2001 (the day after the Memorial Day Holiday)?

The consensus was that there would be a quorum.

No further discussion being heard, the Planning Commission meeting adjourned at 10:45 a.m.

**ITEMS DISCUSSION AT HEARING/STUDY SESSION**

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Agenda Kitsap County Planning Commission, April 24, 2001</td>
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<tr>
<td>B.</td>
<td>Staff Report for John A &amp; Winifred Strom for Current Use Assessment – Open Space</td>
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<tr>
<td>C.</td>
<td>Staff Report for Robin &amp; Graeme Smith for Current Use Assessment – Open Space</td>
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<tr>
<td>D.</td>
<td>Manchester Village Community Plan – Concept Presentation and Discussion Topics, dated April 23, 2001</td>
</tr>
<tr>
<td>E.</td>
<td>Memorandum from Mary McClure, Exec. Director KRCC to the Kitsap County Planning Commission regarding the Kitsap Countywide Planning Policies dated April 21, 2001.</td>
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MINUTES approved this _______ day of __________, 2001.

_________________________________________________
John Ahl, Chair

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Karen Halbeck, Secretary