KITSAP COUNTY PLANNING COMMISSION
January 15, 2002

The Planning Commission met on the above-stated date at the Givens Community Center, Kitsap Room, 1026 Sidney Avenue, Port Orchard, Washington. Members present: Richard McConaughy Chair, Linda Rowe Vice-Chair, Tom Nevins, John Ahl, William Matchett, Deborah Flynn, Michael Gustavson and Lary Coppola. Not Present: Mark Flynn. Staff Present: Jason Rice, Darryl Piercy, Shannon Bauman, Rick Kimball, Laura Ditmer and Karen Halbeck, Secretary.

9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

Study Session to consider oral and written testimony received and to formulate a recommendation to the Kitsap County Board of Commissioners on the 2001 Docket for Comprehensive Plan Amendments, which includes proposals for: 1) Map corrections to the Comprehensive Plan Land Use and Zoning Maps; 2) Site-specific amendments to the Comprehensive Plan, Land Use and Zoning Maps; and 3) Textual revisions to the Kitsap County Comprehensive Land Use Plan, dated May 7, 1998.

Darryl Piercy suggested that the Planning Commission members take each item individually and complete each item before moving on to the next. He explained that the Commission would need to formulate a recommendation for each application. He said that after all the applications have been decided on, County staff will prepare Findings of Fact and a Recommendation to the Board of Commissioners which the members can review and approve at the next meeting.

• MAP CORRECTIONS:

  □ Leo C and Norma J. Brutsche:

  Jason Rice said the first map correction was to amend the zoning from Urban Reserve to Highway Tourist Commercial. He said that this application was for property located off of Highway 3 in Gorst and contained four parcels. He reported that the staff recommended approval of this request.
William Matchett asked what would be the zoning designation of the parcels surrounding these properties if the zoning were to change?

Jason Rice said that those parcels would remain in Residential zoning and would be surrounded on 3 sides by Highway Tourist Commercial.

Darryl Piercy said that the Board of Commissioners wanted to correct the zoning on those sites that had highway commercial uses, which this site has.

A Motion was made by John Ahl and seconded by William Matchett that the Planning Commission approves the application of Leo C. and Norma J. Brutsche, Docket No. 010622-010 to correct the land-use designation from Urban Reserve to Highway Tourist Commercial. Vote: Aye: 8; Nay 0. Motion carried.

- Port of Bremerton:

  Jason Rice said that this application for a mapping correction was to change the land-use designation from Public Facilities to Industrial. He reported that this parcel was inadvertently left out of this designation and its current use was Industrial. He said that the staff was recommending approval of this application.

  A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission approves the application of the Port of Bremerton, Docket No. 010613-009, thereby changing the land-use designation from Public Facilities to Industrial. Vote: Aye: 8; Nay 0. Motion carried.

- Gordon Shaw:

  Jason Rice said that the next application was a request to change the land use map from Urban Reserve to Highway Tourist Commercial (HTC). He said that the property on either side was designated HTC. He said that this site was on Sedgwick Road (SR 160), next to Fred Meyer. He said that the staff has recommended approval of this application.

  A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission approves the application of Gordon Shaw Docket No. 010608-008 thereby changing the land-use designation from Urban Reserve to Highway Tourist Commercial. Vote: Aye: 8; Nay 0. Motion carried.
Jason Rice said that this application proposed changing the land-use designation on this 1.17-acre parcel from Urban Low Density Residential to Urban High Density Residential. He said that this parcel was located on the northwest corner of Waaga Way and Ridgetop Boulevard in Silverdale. He said that this parcel was currently surrounded by parcels already designated Urban High. He recounted that this site was part of the Bucklin Hill Community Plan, which designated this eligible for high density residential. He said that the staff recommended approval of this application.

A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission approves the application of Cascade Evergreen, Docket No. 010608-005, thereby changing the land use designation from Urban Low Residential to Urban High Residential. Vote: Aye: 8; Nay: 0. Motion carried.

Steve Steinman:

Jason Rice said that the applicant has requested a change in the land-use designation from Urban High to Neighborhood Commercial on this site, which is located on Riddell Road near SR 303 in Bremerton. He recounted that the applicant was given approval for a Rezone and Preliminary Commercial Planned Unit Development on this site in May 1995 to construct two office buildings, which have not been constructed. He reported that the staff has recommended approval of this application.

A Motion was made by Deborah Flynn and seconded by Lary Coppola that the Planning Commission approves the application of Steve Steinman, Docket No. 010430-001, thereby changing the zoning from Urban High to Neighborhood Commercial. Vote: Aye: 8; Nay: 0. Motion carried.

Rocky Huff:

Jason Rice said that this application was submitted to change the land use designation from Rural Residential to Neighborhood Commercial. He recounted that this property was previously designated Business Convenience and then when it became the South Colby Post Office, at the northwest corner of Southworth Drive and John Street, the land-use designation changed to Public Facilities. He said that when the Post Office moved, the designation should have reverted back to Neighborhood Commercial. He said that the staff recommended approval of this application.

A Motion was made by William Matchett and seconded by Michael Gustavson that the Planning Commission approves the application of Rocky
Huff, Docket No. 010430-001, thereby changing the land-use designation from Rural Residential to Neighborhood Commercial. Vote: Aye: 8; Nay 0. Motion carried.

- **Jeffrey Wershow:**

  Jason Rice said that this application proposed a change in the land-use designation from Rural Residential to Neighborhood Commercial. He said that this site was adjacent to the old Harper Ferry Dock on SE Southworth Drive. He reported that the Hearing Examiner rezoned this site to Business Convenience in July 1995. He said that Business Convenience is now called Neighborhood Commercial. He said that the staff recommended approval of this application.

  A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission approves that application of Jeffrey Wershow, Docket No. 010507-003, thereby changing the land-use designation from Rural Residential to Neighborhood Commercial. Vote: Aye: 8; Nay: 0. Motion carried.

- **Warren Posten:**

  Jason Rice said that this application requested a land-use designation change from Rural Residential to Highway Tourist Commercial. He said that this property was in Keyport on Grandview Boulevard. He reported that this application was submitted despite the recommendation of staff. He said that this is on appeal to Superior Court at this time.

  A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission denies the application of Warren Posten, Docket No. 010622-012.

Lary Coppola noted that in the application the property had been downzoned to Rural Residential and asked for the history of this parcel.

John Ahl recounted that this site was discussed at length during the 1998 Comprehensive Plan process.

Darryl Piercy said this parcel contained a marina in Keyport. He said that during the development of the 1998 Comprehensive Plan, it was determined that under the Rural Residential zoning this marina could be allowed as a conditional use and there was a process for the continued use of the marina facility should a structure be damaged or destroyed, so staff felt that there was no need to change this to the commercial zoning. He said that this is a conforming use.
Lary Coppola asked if this was used as a marina?

Darryl Piercy said yes, and if the marina were expanded it would require a Conditional Use Permit.

Michael Gustavson asked if this information was clear to the applicant in writing?

Darryl Piercy said yes.

William Matchett said that this was definitely not a mapping error.

Vote:  Aye: 8; Nay: 0. Motion carried.

Richard and Camille Meyers:

Jason Rice said that this application was for a land-use designation change from Industrial to Rural Residential on property located on Highway 3, about a quarter-mile south of Pioneer Way, near Lofall. He reported that this contains a home site and is adjacent to the Twelve Trees Business Park. He said that it was unlikely that this property could be used for industrial development due to some critical areas on the site. He said that the staff has recommended approval of this application.

A Motion was made by Michael Gustavson and seconded by John Ahl that the Planning Commission approves the application of Richard and Camille Meyers, Docket No. 010906-011, thereby changing the land-use designation from Industrial to Rural Residential. Vote:  Aye: 8; Nay: 0. Motion carried.

Site Specific Applications:

Michael Gustavson asked if the map was correctly colored yellow for an Urban Growth Area?

Darryl Piercy said that the McCormick area was correctly colored yellow since there are applications approved with urban densities.

Richard McConaughy said that in order to move these along, since there are staff recommendations on each application, did the members feel the need to have discussions on each one?

Michael Gustavson suggested that the members review each application individually and determine if there were questions that had not been answered.
The members felt that each application would need to be voted on.

Dennis Wardwell:

Jason Rice said that this request was to rezone this parcel from Urban Low Residential to Highway Tourist Commercial. He reported that this property is located at the intersection of Mitchell Road SE, Bethel Road SE and Lincoln Avenue in South Kitsap. He said it is a flat site with existing services. He reported that staff has recommended approval of the rezone subject to the conditions of the Bethel Corridor Plan.

William Matchett asked why this parcel was not included in that Plan?

Jason Rice said that the Bethel Corridor Plan was intended to deal with those properties along Bethel Avenue that were already designated commercial and had businesses on them.

Linda Rowe noted that there was an amended legal description for this application.

A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission approves the application of Dennis Wardwell Docket No. 010507-005 for a rezone from Urban Low Residential to Highway Tourist Commercial.

Michael Gustavson asked if this parcel was included in the traffic circle, which was addressed in the Bethel Corridor Plan?

Jason Rice said that this was the property that would be used for a traffic circle and that prior to construction the right-of-way would need to be purchased by the County.

Vote: Aye: 8; Nay: 0. Motion carried.

Brian Ferguson:

Jason Rice said that this application was a request to change the zoning from Urban Medium to Highway Tourist Commercial on property north of Riddell Road behind Fred Meyer, along Almira Drive in Bremerton.

A Motion was made by Lary Coppola and seconded by William Matchett that the Planning Commission approves the application of Brian Ferguson, Docket No. 010611-021 to rezone the property from Urban Medium to Highway Tourist Commercial.
William Matchett said that he is not sure that this action was what should be done in this case; he felt that the applicant was misled. He felt that this zoning should be changed Urban High and the Fun Center could be constructed with that zoning.

Deborah Flynn said that based on the staff memorandum, she was not sure that this type of development would be allowed in Urban High zoning.

William Matchett said if that was not allowed, then the motion should stand to convert the zoning to Highway Tourist Commercial.

John Ahl said that the more this application was reviewed the more confusion there seemed to be about it. He questioned whether the Planning Commission was trying to accommodate the applicant or should this be zoned from a planning point of view. He said he was not opposed to a zoning designation that would permit the applicant to go ahead with the Fun Center, but intellectually on the other hand, he was not swayed that this current zoning would not be compatible with the existing development. He felt that this area will not become residential in nature and was in favor of Highway Tourist Commercial zoning and felt that the other neighboring sites should be zoned appropriately as well, so that there would be a clear boundary where the County could say: “no more commercial development past that boundary”. He said he supported the motion.

Lary Coppola said he went out and toured this site and felt that the Fun Center would be appropriate for this property.

Tom Nevins said he had some difficulties with this request because he felt there might have been some people who misled the applicant. He felt it would have been better if this property were purchased with the appropriate zoning, instead of buying the land and then asking the County to change the zoning to Commercial. He was opposed to the motion on the table and said he would be more inclined to change the zoning on the entire street.

Linda Rowe said the properties around the site are zoned Urban Medium, but the reality was that there were commercial uses all around the site and that the site was not suitable for residential. She felt this property would be compatible for the use proposed by Mr. Ferguson especially with the park across the street.

Michael Gustavson said in the business of real estate there is risk and opportunity for people who buy property and create a higher and better use.

Linda Rowe said that the site is too small to be used for an apartment complex.

Vote: Aye: 7; Nay: 1 (Nevins). Motion carried.
A Motion was made by John Ahl and seconded by William Matchett that consideration be given to rezoning adjacent properties to a similar designation within Riddell Road to the south and north to Fuson Road.

Darryl Piercy asked, to clarify this motion, if the Planning Commission wanted all the properties up to McWilliams Road designated Commercial?

The members said no.

Darryl Piercy said there is still a proposal in the works with the Public Works Department for a frontage road to go from Riddell Road to McWilliams Road, which would make it very appropriate for commercial development.

John Ahl said at this time he felt it would be appropriate to zone the properties from Riddell Road to Fuson Road as Commercial.

Richard McConaughy said that most of the land is owned by Kitsap Mental Health Services; south of the Ferguson property there is another parcel that should be zoned Commercial.

Linda Rowe asked if the property tax structure would change for Kitsap Mental Health Services if their property was zoned Commercial?

Deborah Flynn said that what the zoning change might do is that currently Kitsap Mental Health Services building was approved by a Conditional Use Permit; changing the zoning to Highway Tourist Commercial may allow uses that were not compatible with the KMHS. She felt that staff should make a recommendation to the Board of Commissioners from the Planning Commission that the zoning be changed to Commercial.

John Ahl agreed, stating that he wanted the Commissioners to “consider” changing the zoning not necessarily “to do”.

Michael Gustavson said that Mr. Ferguson, in his testimony, said that the neighbors would be willing to sell the adjacent property to the Fergusons for future expansion, if their properties were zoned Commercial as well.

Deborah Flynn felt that this recommendation would have to wait until the next Comprehensive Plan review process.

The members agreed.

Jason Rice said that this was a request for a rezone on property located on the southeast corner of Lindvog Road and SR 104 in Kingston to allow for a property swap for the extension of the Lindvog Road to West Kingston Road. He reported that the site was currently zoned Urban Medium and the applicant has requested a zoning change to Highway Tourist Commercial. He further reported that the staff has recommended approval of the application.

A Motion was made by John Ahl and seconded by Michael Gustavson that the Planning Commission approves the application of the D.L. Bradley Group L.L.C., Docket No. 010621-027, for a rezone from Urban Medium to Highway Tourist Commercial.

Tom Nevins noted that in the staff report it appeared that the County Prosecuting Attorney has already made its decision on this application, regardless of the outcome of the Planning Commission’s decision.

Deborah Flynn felt that approval of this application would be a good decision by the Planning Commission.

Vote: Aye: 8; Nay: 0. Motion carried.

Robert Kanekkeberg/Gene Ecklund:

Jason Rice said that this application proposed a change in the zoning designation from Urban Reserve to Highway Tourist Commercial on property located on the east side of Bielmier Road, where Bethel Road crosses over the highway near Port Orchard. He reported that the site was clear and level with a new unoccupied building and parking lot on site. He said that the surrounding properties to the north, east and south were designated Urban Reserve; the abutting property to the west was Highway Tourist Commercial. He said that the staff has recommended denial of this application.

A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission approves the application of Kanekkeberg/Ecklund, Docket No. 010427-002, for a rezone from Urban Reserve to Highway Tourist Commercial.

Linda Rowe said that the properties to the north were residential, so she would not be in favor of this rezone.

John Ahl asked if this property would be part of the study area for ULID #6?
William Matchett felt that this application should be denied until that study was completed.

Deborah Flynn also felt that this area should be analyzed before a decision was made on this application.

Darryl Piercy said that presently there is no time line specified until the Board of Commissioners makes their decision on the ULID. In a holistic approach to reviewing the entire South Kitsap area, he was not sure when this review would take place; a guess, this would take at least a year.

Lary Coppola said in reality it could be 5 years before the Board of Commissioners authorized another Comprehensive Plan review process, so this applicant would need to wait that long for his parcel to be reviewed.

Deborah Flynn and Lary Coppola then discussed the length of time to review the Comprehensive Plan Amendments and the holistic review of the South Kitsap area.

Deborah Flynn felt that the Board of Commissioners could authorize the staff to begin the review of South Kitsap right away.

Lary Coppola said that a holistic review of the South Kitsap area would take at least a year and the applicant has already waited since June, 2001 for this zoning request; the length of time was absurd.

John Ahl wondered what was the urgency to change the zoning on this application?

Darryl Piercy said the applicant was given approval under a Conditional Use Permit for a contractor’s storage yard. He noted that this building was larger than one might use for that purpose, so it appears that the applicant had plans for other uses for this site.

John Ahl asked what damage would be done if the owner had to wait for this rezone? He recounted that during the review of the ULID process, there was a strong outcry from the community for a holistic approach to development in South Kitsap.

Lary Coppola asked staff what the owner could use this building for, if it were not used as a contractor’s storage yard?

Darryl Piercy said that a contractor’s storage yard was the only use allowed on this site, under its current zoning.
Darryl Piercy and Lary Coppola then discussed what uses would be acceptable and what would not under its current zoning.

Darryl Piercy said that if the owner wanted to expand his business, he would need to go through a review process with County staff and the Hearing Examiner.

Lary Coppola withdrew his motion.

A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission postpone the decision on the application for Kanekkeberg/Ecklund, Docket No. 010427-002, to allow time for the Planning Commission to review the application for a Conditional Use Permit for the contractor’s storage yard.

Linda Rowe made it clear that she would like to take action on this application at this hearing today.

Michael Gustavson said what bothered him was the Economic Development Council’s need for additional land to provide industrial uses in this County and he felt that this would be an appropriate site for this type of development. He felt that the Planning Commission needed to think more proactively on this issue.

William Matchett felt that this application should be part of the holistic approach to the development in South Kitsap.

John Ahl felt that the Planning Commission should not be placed in a position to feel pressured by the applicant to change the zoning, just because the applicant now has other plans for his building than what was approved at the time of construction.

Linda Rowe felt that the County accommodated the applicant originally when the Conditional Use Permit was approved.

Deborah Flynn said if this parcel was not reviewed together with the review of the subarea plan (ULID #6), it could open the door for someone to buy a piece of property and then request a zoning change based on what they wanted to use the property for.

Darryl Piercy said that the Planning Commission should be aware that in 2002 there is no provision to do the holistic approach on the South Kitsap area; the Board of Commissioners would need to direct the staff to do this review, since it was not addressed in the preparation of the budget for 2002.
Lary Coppola asked when staff thought this South Kitsap review could begin, since this process was not budgeted for this year?

Darryl Piercy gave a history of some of the upcoming projects that the Planning Commission will be hearing in the near future; the South Kitsap Industrial Area (SKIA) began in 1998 and will completed in 2002; the Silverdale Subarea Plan will take about 12 months to complete; the Kingston Subarea Plan should be completed in another 8 months. He said that those areas have had a lot more public process than some other areas in the County and he felt that a thorough review of South Kitsap could easily take about 4 years to complete.


A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission approves the application of Kanekkeberg/Ecklund, Docket No. 010427-002 for a rezone from Urban Reserve to Highway Tourist Commercial.

Michael Gustavson felt that this was an attractive development and the surrounding neighborhood was commercial. He said he supported the zoning request and felt it would be healthy for South Kitsap’s economy.

Deborah Flynn said there are single-family residences to the east and maybe to the north of this site.

Tom Nevins said this site might not be able to be used for something else because of the zoning. However, he said, this application should be denied.

Michael Gustavson felt that approval of this application was an opportunity for the County to provide for more businesses in South Kitsap. He said that the residential properties to the east are not along the Bethel Corridor.

Linda Rowe said that this property was not in the Bethel Corridor Plan.


A Motion was made by Deborah Flynn and seconded by Linda Rowe that the Planning Commission denies the application of Kenekkeberg/Ecklund, Docket No. 010427-002, for a rezone from Urban Reserve to Highway Tourist Commercial. Vote: Aye: 6; Nay: 2 (Coppola, Gustavson). Motion carried.
Ace Paving:

Jason Rice said that the applicant has requested a Mineral Resource Overlay for land designated Rural Residential on property known as the Dickey Pit, located west of Highway 3 and north of Newberry Hill Road in the Silverdale area. He reported that the staff has recommended approval of this application.

A Motion was made by John Ahl and seconded by Deborah Flynn that the Planning Commission approves the application of Ace Paving, Docket No. 010613-018, for a Mineral Resource Overlay on land designated Rural Residential.

Tom Nevins said that there has been a lack of reclamation on any sites in Kitsap County. He felt that the approval of a Mineral Resource Overlay on this site would put pressure on owners of other properties to change to the Mineral Resource Overlay, which would create more quarries that would not be reclaimed. He said he would feel more comfortable with this Motion if there were evidence that these sites would be reclaimed after they were no longer in use, so he would vote against this motion.

Deborah Flynn asked if the reclamation was monitored by the Department of Natural Resources?

Jason Rice said yes.

Linda Rowe asked if there was a requirement for buffers around a mining site?

Jason Rice said not at the time it was zoned; that would be determined during the land review process.

Vote: Aye: 7: Nay: 1 (Nevins). Motion carried.

McCormick Land Company:

Jason Rice said that the applicant has requested a zoning designation change from Interim Rural Forest to Highway Tourist Commercial, to be used for the headquarters of this company. He noted that the area surrounding this site was rural and surrounded by forestry/wooded. He said that staff has researched this request and found that this Non-Conforming Use can be maintained and if any of the structures were destroyed by any cause, they could be rebuilt. Therefore, he continued, the staff has recommended denial of this application.
A Motion was made by Lary Coppola and seconded by John Ahl that the Planning Commission denies the application of McCormick Land Company, Docket No. 010606-013 for a zoning change from Interim Rural Forest to Highway Tourist Commercial.

Tom Nevins offered a friendly amendment to the motion in the form of a caveat, which read: “The Planning Commission recommends that the County investigate a possible agreement that would allow this applicant the flexibility to modify its buildings and other facilities on this site to accommodate the evolution in its business that has occurred over the years and will inevitably occur in the future.”

Lary Coppola said he would accept the friendly amendment.

William Matchett said that if McCormick was willing to sign this agreement, why should the application be denied?

Lary Coppola withdrew his motion.

A Motion was made by Tom Nevins and seconded by John Ahl that the Planning Commission denies the application of McCormick Land Company, Docket No. 010606-013 and the County investigates a possible agreement that would allow this applicant the flexibility to modify its buildings and other facilities on this site to accommodate the slow evolution in its business that has occurred of the years and will inevitably occur in the future.

John Ahl asked if a Variance was permissible on a Conditional Use Permit?

Jason Rice said probably not.

John Ahl asked if the use could be modified so that the use of the buildings could be expanded?

Jason Rice said he was unsure whether there was a Conditional Use Permit on this site because it was “grandfathered”, but the buildings cannot be enlarged.

John Ahl said that a rezone to Highway Tourist Commercial would allow the business to be enlarged. He felt that this agreement would allow McCormick to expand the footprint.

Michael Gustavson felt by not allowing McCormick to expand, it was driving up the cost of the property and that this application could be approved with the caveat.
Lary Coppola asked if there was another zoning that would be more appropriate here?

Jason Rice said that Neighborhood Commercial would also be an appropriate zone with a Conditional Use Permit, however, automotive uses would not be allowed under that zoning.

Michael Gustavson said he was against the motion to deny this application.

Deborah Flynn said that the McCormick’s development began as resource-based; then their business expanded when they started developing their land, which is part of the problem here. She asked why it couldn’t stay in the same zoning?

Jason Rice said that the applicant wanted the assurance that she could maintain the buildings and make repairs to them as necessary.

John Ahl said that the shift from resource-based to residential development was a reality choice.

Linda Rowe asked if the applicant wanted to expand those buildings?

Jason Rice said not that he recalled.

John Ahl felt that McCormick wanted to enlarge their business.

Michael Gustavson suggested that the Planning Commission approve the application with the caveat.

Tom Nevins said that his motion was to deny the application with the caveat, which he preferred, so McCormick could only expand within their current use and not create an island of Highway Tourist Commercial.

Tom Nevins re-read his motion to the members.

Deborah Flynn said that she was uncomfortable to vote for this motion, because she was unsure how this would fit into the process.

Lary Coppola asked how the County would quantify “slow” development.

Vote: Aye: 5; Nay: 3 (Matchett, Gustavson, Coppola). Motion carried.
Eric Kvinsland:

Jason Rice said that this application was a request to redesignate 9 acres from Urban Low to Highway Tourist Commercial (5 acres) and Urban High (4 acres). He said that these properties were located on the south side of Mile Hill Drive, outside the city limits of Port Orchard, between Fircrest Drive and Harrison Avenue. He said that this area has a variety of mixed uses. He reported that the staff has recommended approval of this application.

A Motion was made by John Ahl and seconded by William Matchett that the Planning Commission approves the application of Eric Kvinsland, Docket No. 010525-010, for a zoning change from Urban Low to Highway Tourist Commercial and Urban High.

Lary Coppola felt that access to this site will be a problem; if access comes from the side streets it would encroach on residential properties.

Jason Rice said that there might need to be a traffic signal installed with the development of this site.

Chair McConaughy asked William Palmer (the applicant’s representative) to comment on this application.

William Palmer made it clear that the 2 parcels (Fish Pro and China West on Mile Hill Drive were not included in this application, but the owners would agree to this change in zoning.

Jason Rice said that the site maps that were included with the staff report were correct for these parcels.

John Ahl felt that tabling a decision on this application might be appropriate here.

Jason Rice felt that the Planning Commission should vote on the original request for this property.

Lary Coppola asked what the applicant planned to do with this site?

Jason Rice understood that the site would be used for medium density residential.

Richard McConaughy suggested that the Fish Pro and China West properties on Mile Hill Drive not be included in this application.
Michael Gustavson said that Mile Hill Drive is wide and the road to the west is narrower. He felt that some of these parcels would need to give up some land for right-of-way access to these properties.

Lary Coppola said that providing the necessary access and egress will be very difficult and this should be considered before changing the zoning on these properties.

Jason Rice said that if the parcels for Fish Pro and China West were not included in the Kvinsland application, then they should not be included in the zoning change.

John Ahl amended his motion to read: That the Planning Commission approves the application of Eric Kvinsland, Docket No. 010525-010, and the 2 additional parcels (Fish Pro and China West) located along Mile Hill Drive, thereby changing the zoning from Urban Low to Highway Tourist Commercial and Urban High.

Motion to approve with 2 properties. Aye: 8; Nay: 0. Motion carried.

☐ North Sound Bank/Gary Lindsey:

Jason Rice said that this application was a request to redesignate 4 acres of a 13-acre site from Rural Residential to Neighborhood Commercial to construct a bank and other neighborhood uses. He said that this property was a portion of “George’s Corner”, located at the southeast corner of SR 104 and Hansville Road, across from Albertson’s. He said that the staff has recommended denial of this application.

Richard McConaughy thought that staff had recommended approval of this application.

Jason Rice said that the information provided by the applicant recommended that this application be approved.

Deborah Flynn said that the applicant, in his staff report, has suggested a different recommendation for the Planning Commission to consider.

A Motion was made by Deborah Flynn and seconded by Tom Nevins that the Planning Commission denies the application of North Sound Bank/Gary Lindsey, Docket No. 010517-006, for a rezone from Rural Residential to Neighborhood Commercial.

William Matchett recounted that with George’s Corner applications in the past, and those discussions with the community, there were lots of unhappy people and it was said when the application that is now Albertson’s Store was approved, that commercial development wouldn’t spread, and now here it is. He felt that only a
small portion of this site can be developed and he would go along with the
recommendation to deny this application.

Michael Gustavson said that this is one of the more rapidly growing areas in the
County and the only location to get provisions in the north end was at George’s
Corner.
From the Kingston area, John Ahl said, the community was concerned about
businesses getting out of the main core of Kingston into the rural area; he felt that
there would be a demand from the areas to the north to provide more conveniences
for them.

John Ahl said that what appealed to him with this application was that the Planning
Commission was made aware that a bank would be constructed on this site and that
the owner has bought a mitigating wetland area to develop this site. He said he
would be willing to accept development at that corner and approve this application.

Michael Gustavson felt this business would give the opportunity to reduce the drive
for people to do their business and he would support this application as well.

Deborah Flynn said that Kingston was no more than a mile away and in an Urban
Growth Area where this is a rural area without the commercial services.

Vote: Aye: 4 (D. Flynn, Nevins, Matchett, McConaughy); Nay: 4 (Gustavson,
Coppola, Ahl, Rowe). Tie Vote.

Jason Rice said the Planning Commission could pass this on to the Board of
Commissioners as “no recommendation”, because of the 4-4 votes.

- Patricia Penaranda:

Jason Rice said that this application was for a rezone for two contiguous parcels
totaling 4.38 acres from Urban Low Residential to Highway Tourist Commercial.
He reported that the properties were located on the east side of Mitchell Road and
Bethel Road, bounded on the north by the Christian Life Center, on the west by the
Cruz N Carwash; on the east was residential and the south by a vacant parcel zoned
Highway Tourist Commercial in South Kitsap. He said that the staff recommended
approval of this application, subject to the requirements of the Bethel Corridor Plan.

A Motion was made by Lary Coppola and seconded by Michael Gustavson
that the Planning Commission approves the application of Patricia
Penaranda, Docket No. 010611-015, thereby changing the zoning from Urban
Low to Highway Tourist Commercial and subject to the requirements of the
Bethel Corridor Plan. Vote: Aye: 8; Nay: 0. Motion carried.
James H. Robinson:

Jason Rice said that this application proposes to swap the zoning on two parcels, each totaling about 7.5 acres. He said that the first parcel was a portion of a 24.6 acre site zoned Highway Tourist Commercial to Urban Low located north of Wal-Mart along SR 303; the second parcel was approximately 7.5 acres of a 9.5 acre site bounded to the north by the Bremerton Health & Racquet Club, vacant commercial land to the west and a housing development to the east. He said that staff has reviewed this application and recommends approval. He said that in the packet before each of the members, the sites do not look the same size until a new legal description can be prepared. He also noted that the wetlands on the property in site 1 would not be included with this land swap.

Michael Gustavson felt that the north-south run of the site near Wal-Mart would include some wetlands.

Jason Rice said that staff would confirm with the applicant whether there were wetlands on this parcel.

Tom Nevins said he was concerned about the residential properties that were adjacent to site 1, because this has been filled to a much higher elevation than those residential properties.

Jason Rice said that screening for the properties to the north would be addressed during the application process.

A Motion was made by Michael Gustavson and seconded by William Matchett that the Planning Commission approves the application of James H. Robinson, Docket No. 010613-020, thereby approving the zoning change for the two 7.5 acre parcels, converting Site 1 to Urban Low and Site 2 to Highway Tourist Commercial. Vote: Aye: 8; Nay: 0. Motion carried.

Stetson L.L.P.:

Jason Rice said that this application proposed to expand the Port Orchard Urban Growth Area by rezoning 105 acres on the west side of Glenwood Road, east of McCormick Woods from Urban Reserve to Urban Low. He said that staff has recommended denial of this application because this should be included as part of the joint planning efforts between the County and the City of Port Orchard.

A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission denies the application of Stetson L. L. P., Docket No. 010427-001 for a rezone from Urban Reserve to Urban Low.
John Ahl felt that this area was not contiguous to the City and it could absorb a large number of houses and he felt that this property should be reviewed with the ULID #6 and the holistic review of the South Kitsap area.

William Matchett clearly remembered that the neighbors did not want this area rezoned so it could be developed.

Michael Gustavson said that residential homesites would be appropriate here because of the services nearby.

**Vote:**  Aye: 6; Nay: 2 (Gustavson, Coppola). Motion carried.

Peter Overton:

Jason Rice said that this application involved two sites; Site 1 was 55 acres to be rezoned from Rural Protection to Rural Residential which was north of Hwy 3; Site 2, which was 705 acres to be rezoned from Interim Rural Forest to Rural Residential, and located south of Hwy 3 and the Bremerton National Airport. He said that both sites abutted the Mason County line. He said that following a review of both sites; the staff has recommended that the application be denied.

A Motion was made by Michael Gustavson and seconded by Lary Coppola that the Planning Commission approves the application of Peter Overton, Docket No. 010614-023, for rezone for Site 1 from Rural Protection to Rural Residential; Site 2 from Interim Rural Forest to Rural Residential.

William Matchett questioned whether these properties were included in the study area.

The Planning Commission members said no.

Michael Gustavson said these sites are situated between the Belfair UGA, the Bremerton Airport and the industrial park and it would be an ideal location to create residential areas close to work.

Lary Coppola said this zoning designation would allow 1 house per 5 acres.

Deborah Flynn felt that Rural Residential does not fit with a plan for walk-to-work. She reminded the staff that the members had requested information regarding the Belfair UGA from Mason County.

Lary Coppola said that there would a development right next to the Kitsap/Mason County line and the Belfair UGA.
Deborah Flynn felt that Rural Residential was not appropriate zoning next to a UGA.

Michael Gustavson debated that the industrial center was right in the middle of forested land. He felt that from a large picture perspective, this development made sense. He felt that if there are jobs at the Airport, then there should be housing there as well.

Deborah Flynn felt that putting houses in at a rural density next to a UGA was not compatible with the goals of the Comprehensive Plan.

Michael Gustavson said that the County was already committed to the rural area by having jobs way out of town in the industrial park.

Deborah Flynn said that 1 house per 5 acres could be considered sprawl and she felt that the density should be greater if urban development was right next door.

Tom Nevins said if the Belfair UGA became a residential area and looking viable with 5 units per acre, he could support a UGA extending into Kitsap County, but the present lay of the land is forestry and he did not see a good reason to increase the density in that area.

Lary Coppola said this application would not create sprawl—Phoenix Arizona is sprawl.

John Ahl said if and when the industrial area started to expand, it may be appropriate for this development to be created and the timing was what he was concerned with; there are several developments that have been approved and not developed and he felt that other uses should be considered first. He also felt that the land in the industrial park should change the use from “lease” to “fee simple”.

Lary Coppola said that there has been a constant growth in the industrial park and he agreed that it would grow faster if they could buy the land, but there is a slow but steady growth at this time.

Deborah Flynn said the County-Wide Planning Policies state that growth should be encouraged in urban areas and not in the rural areas and this application would go against those policies.

Vote to approve this application: Aye: 2; Nay: 6. Motion Failed.
A Motion was made by Deborah Flynn and seconded by John Ahl that the Planning Commission denies the application of Peter Overton, Docket No. 010614-023, for a rezone for Site 1 from Rural Protection to Rural Residential; Site 2 from Interim Rural Forest to Rural Residential. Vote: Aye: 6; Nay: 2 (Coppola, Gustavson.) Motion carried.

William Schourup:

Jason Rice said that this application proposes to re-designate property on the east side of SR 303 just north of Fairgrounds Road from Business Park to Highway Tourist Commercial. He said that the applicant was proposing a manufactured home sales lot on this site. He said that staff feels that this site, zoned Business Park, maintains a natural buffer between the commercial properties and the residential properties and therefore it should be denied.

A Motion was made by Michael Gustavson that the Planning Commission approves the application of William Schourup, Docket No. 010525-009, thereby re-designating the zoning from Business Park to Highway Tourist Commercial. Motion died for lack of a second.

A Motion was made by Tom Nevins and seconded by William Matchett that the Planning Commission denies the application of William Schourup, Docket No. 010525-009 re-designating the zoning from Business Park to Highway Tourist Commercial.

William Matchett said this was not the first time that this application has been before the Planning Commission because of the current zoning it has created an appropriate buffer between the two zones.

Michael Gustavson said if this application was denied it was putting the applicant out of business.

Tom Nevins said that this land was undeveloped; the applicant would like to move his business there from a former location, which was sold to Lowe’s, so he is being forced out of the other location.

Michael Gustavson felt that finding an appropriate site for this type of development was tough the way the rules were in this County.

John Ahl reported that the current zoning is Business Park.

Michael Gustavson asked if a manufactured home sales lot was not a Business Park Use?
Jason Rice said no. He reported that the site that was just approved for a rezone for Gary Lindsey would be appropriate for this type of development.

Vote: Aye: 6; Nay: 1 (Gustavson); Abstain: 1 (Coppola). Motion carried.

James Tallman:

Jason Rice said that this application involved 4 parcels totaling 10 acres currently zoned Urban Reserve and requesting a designation change to Highway Tourist Commercial. He said that the property was located north of West Sound Landscape Supply on Bethel Road and bounded on the west by Highway 16; the property to the east was residential. He said that staff has recommended that this application be denied, because it is part of the joint planning process with the City of Port Orchard.

A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission approves the application of James Tallman, Docket No. 010525-011, thereby changing the zoning designation from Urban Reserve to Highway Tourist Commercial.

Lary Coppola said that many who wanted to build a commercial development on this site couldn’t get it rezoned and the developers went to Gig Harbor and are developing there.

Linda Rowe said that the former Planning Directors addressed the application located at the Sidney and Sedgwick intersection.

Michael Gustavson felt that this site was not suitable for residential development; it would make an appropriate buffer between commercial and residential development.

Linda Rowe asked if the area just north of this site were single-family residences?

Jason Rice said yes.

Michael Gustavson said they may be residences, but trees from the freeway and this site buffer them.

Lary Coppola felt that it made sense to zone this site “Commercial”.

William Matchett felt that the houses to the north would be buffered from this development.

The members then discussed what other businesses were nearby this site.
John Ahl said that property had direct access to the street and was bounded to the north and south by commercial uses.

Lary Coppola felt that residential development would not be appropriate for this site.

Jason Rice said there is no sewer to this site, but it is within the service area for the Annapolis Water District or another smaller water purveyor.

Vote: Aye: 5; Nay: 3 (D. Flynn, Nevins, McConaughy). Motion carried.

- Talmo Inc.:

Jason Rice said that this application proposes to redesignate this 8.11-acre parcel from Rural Protection to Highway Tourist Commercial and expand the Urban Growth Area (UGA) near the city limits of Port Orchard. He said that staff has reviewed the application and recommended denial, since this should be included in the UGA with Port Orchard. He noted that in the written testimony from Rene’ LaMarche, the 3rd paragraph was testimony for the Stetson application.

A Motion was made by William Matchett and seconded by John Ahl that Planning Commission denies the application of Talmo, Inc., Docket No. 010622-028, for a rezone from Rural Protection to Highway Tourist Commercial.

Linda Rowe said that part of this property was inside the Port Orchard UGA, all of the four corners are already zoned Commercial and she felt that this is where the growth would be occurring.

Michael Gustavson felt that this neighborhood should be the commercial center of South Kitsap because of its easy access to the highway and he would like the zoning changed to Commercial.

Vote: Aye: 3 (Matchett, Nevins, McConaughy); Nay: 5. Motion failed.

A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission approves the application of Talmo, Inc., Docket No. 010622-028, for a rezone from Rural Protection to Highway Tourist Commercial. Vote: Aye: 6; Nay: 2 (Nevins, McConaughy). Motion carried.
Bruce Nilsen:

Jason Rice explained that this application proposed to change the land use designation on about 7 acres from Rural Residential to Industrial. He said that there was a Mineral Resource Overlay on this property, which would be removed if the application were approved. He said that the site was located at the intersection of Pioneer Way and Lofall Road, adjacent to Kitsap County’s Lofall/Breidablick gravel pit and across from the Twelve Trees Business Park in North Kitsap. He said that the staff has recommended that this application be denied.

A Motion was made by Deborah Flynn and seconded by Tom Nevins that the Planning Commission denies the application of Bruce Nilsen, Docket No. 010612-007, for a rezone from Rural Residential to Industrial.

John Ahl noted that there is available land for the same purpose across the street and residential property close by.

Tom Nevins said if this were zoned Industrial, it would put pressure to zone the adjacent land the same when the County vacates that site. He felt that strip mines could be reclaimed and converted to residential land and that an Industrial zoning was too restrictive.

Michael Gustavson felt that the soil that remains after mining was not appropriate for residential uses.

William Matchett agreed that that whole area needed to be reclaimed and then developed.

Richard McConaughy felt that this was a wasted piece of land and that an industrial use was appropriate in this area.

Deborah Flynn reported there was a resource use on one side of this parcel and it should remain the same after it is reclaimed.

Michael Gustavson asked if there were sewers in that area?

Deborah Flynn said no.

Michael Gustavson said that septic tanks do not work well in an area that has been used for mining. He felt that maybe the Planning Commission was premature to recommend that this application be denied.
Vote: Aye: 5; Nay: 2 (Coppola, Gustavson); Abstain: 1 (Rowe). Motion Carried.

Winmar Inc:

Jason Rice said that this was an application to change the zoning on approximately 5.4 acres of a 10.4-acre site from Urban High to Regional Commercial. He said that this property was located at the southwest corner of Randall Way and Myhre Road, north of Target. He said that the staff has recommended approval of this application.

A Motion was made by Linda Rowe and seconded by Deborah Flynn that the Planning Commission approves the application of Winmar Inc., Docket No. 010608-1014, for a rezone from Urban High to Regional Commercial.

Tom Nevins said that the present use was consistent with the neighboring land and within transit facilities and there is not much more developable land in Silverdale. He expressed that when land becomes rare, the price will go up and there was no need rezone this property until the current land supply is used.

Michael Gustavson felt that the zoning on this site should be left the same as it is and there was additional commercially zoned land available in South Kitsap.

John Ahl felt that there is a whole lot of business in Silverdale, but no people and felt that this land should be used to provide for high density residential development.

Vote: Aye: 2 (Rowe, McConaughy); Nay: 6. Motion failed.

A Motion was made by John Ahl and seconded by Lary Coppola that the Planning Commission denies the application of Winmar Co., Docket No. 010608-1014, for a rezone from Urban High to Regional Commercial. Vote: Aye: 6; Nay: 2 (Rowe, McConaughy). Motion carried.

12:15 P.M.

~Lunch Break~

The meeting reconvened at 12:50 p.m.
Richard McConaughy said that there was an amended planning docket for the third and final phase of the process. He said there were 2 memos from Robert Alire and Greg Cioc, responding to the concerns addressed by the Planning Commission. He said on Monday (January 14, 2002) he met with staff who put all of those memos together.

Jason Rice said that the memos have been consolidated, however, they have not been referenced in the amended docket. He said that additional copies of these are available for the members, if necessary.

Richard McConaughy proposed that the Textual Changes be tackled section by section. He said that the Planning Commission has reviewed all of this material.

- **General Text Amendments and Related Map Changes:**

  Jason Rice reviewed the list of recommended changes:
  
  1) (Map change) Assign a park designation (overlay) to the Banner Forest property.
  2) Remove all Urban Study Area language from the Land Use chapter; remove the Joint Planning overlay and Urban Study Area designation from the Illahee property; assign the Illahee property a park designation (overlay) and include in the Central Kitsap Urban Growth Area.
  3) Remove all Port Blakely discussion and reference as a completed Subarea Planning effort.
  4) Part III figure book – update Capital Facility mapping and include a school facility map.
  5) (Map change) Show Commercial and Industrial uses in Rural Villages on the Comprehensive Land Use Map.

  A Motion was made by Lary Coppola and seconded by Michael Gustavson that the Planning Commission approves Items 1 through 5 of the General Text Amendments and Zoning Changes. Vote: Aye: 8; Nay: 0. Motion carried.

  A Motion was made by Michael Gustavson and seconded by Lary Coppola that the Planning Commission approves Item #6 of the General Text Amendments and Zoning Changes.

Richard McConaughy said that the Planning Commission was recommending that once a year the Planning Commission go through a similar process for Amendments to the Comprehensive Plan.

Michael Gustavson amended his motion to read: that the Planning Commission recommends that the Comprehensive Plan Amendment process including goals and policies will be considered once a year. Lary Coppola accepted the amendment.
Tom Nevins suggested that the members look at the number of hours spent on these applications and consider that some of those that were done this year may reapply.

William Matchett said that it seemed that this was a fairly expensive process, so he doubted that the same applications would come forth again the following year.

Jason Rice said that it was anticipated by staff that Comprehensive Plan Amendments would be an 8-month process. He then read the Resolution passed by the Board of Commissioners to the members. He said that it was the Board’s intent to determine what portion of the Comprehensive Plan process would be opened for review.

Michael Gustavson said he had some problem with letting the Board of Commissioners decide and felt that this issue should be determined by the public and not by the Board.

Lary Coppola agreed and felt that having the Board of Commissioners decide on this issue removes the due process.

Richard McConaughy said if this issue was approved, the Comprehensive Plan Amendment process will take up most of time for the Planning Commission and he would like some time for the Planning Commission’s own agenda.

Deborah Flynn asked if this recommendation would change the Ordinance that the Board of Commissioners approved?

Jason Rice said that this issue goes back to the initial recommendation by the Planning Commission to the Board of Commissioners.

Deborah Flynn felt that a review should include goals, policies and *site-specific* applications.

Linda Rowe asked staff what their recommendation would be on this issue?

Jason Rice said that the resolution that the Board of Commissioners signed gave the staff its direction.

Michael Gustavson said, as a citizen of Kitsap County, he wanted to be well-informed of the time he could apply for a Comprehensive Plan Amendment/zoning amendment and not a fuzzy-wuzzy answer from the County that the Comprehensive Plan would be reviewed at least once every 5 years; an opportunity to make Comprehensive Plan changes needed to be given to the community annually.
Lary Coppola felt that site-specific requests should be considered on an annual basis.

Linda Rowe said that this is such a time-consuming process to mandate that once a year the County will review Amendments to the Comprehensive Plan, that they are not getting to the Rural Policy discussions and so forth. She suggested that every other year would be appropriate.

Richard McConaughy felt that if this review process is done once a year it may be treated more lightly.

Michael Gustavson said he would still like the Comprehensive Plan reviewed once a year.

John Ahl felt that next year the process may be more streamlined and much of the time has been spent on word-smithing of the document during this process and a lot of time on site-specific requests. He asked if the site-specific requests are really part of the Comprehensive Plan process? He said there have been no requests to rezone an entire area of the County. He felt that site-specific should be separate from the Comprehensive Plan Amendment process.

Jason Rice said that site-specific and map changes are required to be done during the Comprehensive Plan process.

Lary Coppola said 17 site-specific applications were received for review over the 3 years since 1998, when this Plan was approved.

Jason Rice said that there were about 50 pre-application meetings, which were boiled down to the 17 applications that were presented to the Planning Commission.

Lary Coppola felt that there might be only 5 or 6 applications received per year.

Richard McConaughy felt that streamlined, the County could do the site-specific and map corrections yearly and the textual amendments every other year.

Michael Gustavson felt that the Planning Commission needed to respond to all of the mandates that come from the state.

Darryl Piercy said that in reality, if you open up the Amendments, you will need to deal with all of the elements of the process and with the changes that the Planning Commission is making there may not be the level of detail yearly. He said that the staff would like to critique this process with the members and the community as to what worked and what did not. He suggested that it might be a good idea to go through this year’s process before deciding whether to have a yearly Comprehensive

Page 44
Plan Review Process. He felt that the efficiency would come by opening this Plan up and reviewing it as a whole.

Michael Gustavson said when an application comes to the Planning Commission for review, it would help if the staff would give a more thorough evaluation of a particular site so that the members do not receive comments from the community that the staff report was inaccurate.

Darryl Piercy agreed. He said that the booklets provided good information, but after the staff report was issued a review with the applicant and staff would be useful.

Lary Coppola said that staff needed to provide more information than just what the Planning Commission asks for.

Darryl Piercy said it might be better if the staff does not provide a staff report, and instead remain in a very neutral position.

John Ahl said that the Board of Commissioners’ policy was that they will make the determination whether a review is necessary or not and this will happen before they accept applications.

Michael Gustavson felt that the motion should be amended to read that the Comprehensive Plan would be “opened” once a year instead of “considered”.

John Ahl felt that there would be resource problems here; this process should not consume the staff, but the public should not be shut out either. He asked if this was a key part of the Comprehensive Plan?

Darryl Piercy said that GMA allows for an annual review and requires that the County do a review every 5 years.

Richard McConaughy asked if this issue would be presented in a specific memo to the Board of Commissioners as a recommendation from the Planning Commission? He wondered if it was appropriate to have this buried in text or a special memo for their consideration.

Jason Rice said this could be part of the general comments to the Board of Commissioners.

Deborah Flynn pointed out the involvement in this Comprehensive Plan amendment process and preferred to leave the County Ordinance as it currently stands.

Richard McConaughy and Lary Coppola felt that the control of the Comprehensive Plan was left to a very small group to decide on.
Vote: Aye: 4; Nay: 2 (McConaughy, Ahl) Abstain: 2 (Nevins, Matchett).

Jason Rice said that Item 7; the Planning Commission recommends that the Department should consider establishing new target dates.

A Motion was made by Deborah Flynn and seconded by Michael Gustavson that the Planning Commission recommends that the Department should consider establishing new target dates.

William Matchett asked if this included deleting the target date and the commitment?

Jason Rice said that this was addressed in the memo from Robert Alire.

The members then discussed the issuance of target dates.

William Matchett agreed that the target dates that were missed should be removed, but he felt that the wording was not strong enough and made a friendly amendment to read: that the Department should establish new target dates. He said that the County should state when each item would be reviewed.

Deborah Flynn and Michael Gustavson accepted the friendly amendment.

Michael Gustavson felt that a definite date would allow people to plan.

Vote: Aye: 8; Nay: 0. Motion carried.

Jason Rice said there are 19 proposed changes in Chapter 2 Land Use, which he reviewed for the members.

Richard McConaughy said there were about 4 target dates, which should be replaced with new dates.

Deborah Flynn felt that the last motion would allow the staff to put in the new target dates.

A Motion was made by Michael Gustavson and seconded by Lary Coppola that in items 1, 2, 10 and 12, the target dates should be re-entered and forwarded to Board of Commissioners with those dates inserted.

Darryl Piercy gave some examples for the members and asked if those would serve the purpose that the Planning Commission had in mind? He said that the Buildable Lands Report would serve as the annual report for the Comprehensive Plan. He
reported that in item 10 and 12, staff would address this to make it clear that that element would be addressed as subarea plans for Urban Growth Areas and in 2002 the Silverdale UGA.

William Matchett felt that process would be much more satisfactory than target dates.

Linda Rowe asked in Item #2, would the commitment for an annual report be dropped?

Darryl Piercy said no, the Buildable Lands Survey would become the County’s annual report.

Michael Gustavson asked why the dates were being removed in Items #1 and #3?

Darryl Piercy said that staff would use more appropriate wording for Items 1 and 3 so that it reflects the current review time periods and not specific dates of review. He felt that the current wording was not consistent with the GMA.

Michael Gustavson asked if a review could be in a 50-year window?

Darryl Piercy said they could, but the state agencies will not provide the information as far as population allocations and so forth that project out to 50 years, the furthest projection was about 20 years.

Tom Nevins asked that the indicators be more accurately defined.

William Matchett said originally, there were more indicators other than the Buildable Land Analysis.

Michael Gustavson suggested that Items 1, 2, 3, 10 and 12 be addressed by staff and bring back more appropriate wording for the members to review.

Vote: Aye: 8; Nay 0. Motion carried.

No further discussion being heard, the members agreed to continue this meeting on the decision for the remainder of the Final Docket to January 29, 2002 beginning at 9:00 a.m. at the Silverdale Community Center.

> Work Plan Discussion:

William Matchett noted that there would be a Smart Growth Conference, which would be held that evening at Klahowya School.
The meeting adjourned at 1:55 p.m.

ITEMS DISCUSSED AT MEETING

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
</tr>
</thead>
</table>

MINUTES adopted the _________ day of ____________, 2002.

____________________________________
Richard McConaughy, Chair

____________________________________
Karen Halbeck, Secretary