M I N U T E S

KITSAP COUNTY PLANNING COMMISSION
February 5, 2002


9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

➢ Review and Adopt the Findings of Fact and Recommendation for the 2001 Final Docket for Comprehensive Plan Amendments. Note: This matter has been continued to February 26, 2002.)

➢ Study Session to consider the 2002 Planning Commission Work Plan with County staff.

Darryl Piercy said that staff has not come to any conclusions on the 2002 Work Plan for the Planning Commission and would like ideas from the Planning Commission members what they would like to discuss during this year; those items could be included with what staff felt needed to be discussed.

William Matchett suggested that the Planning Commission members put together a wish list and then prioritize it.

Tom Nevins suggested that they put together a short-term list and then a long-term global list; both lists needed to be staffed in order for them to be discussed.

Darryl Piercy outlined the ongoing commitments that staff would need to deal with:

➢ Subarea Planning Processes – SKIA (aka Great Peninsula Business Park) will come to the Planning Commission in April, following some open houses in the near future and public comment. He noted that the committee is nearly finished and advanced copies of the Plan should be available well before the public hearing.
• The second subarea plan for the Kingston Subarea will be coming to the Planning Commission in early fall together with a population allocation of about 3000 additional people project to move to Kingston.

• A visioning and community plan for Silverdale is coming forward with a kick-off open house scheduled for Saturday February 9. He said this would be a community based bottoms-up plan with Rick Sepler and the Pomegranate Group spearheading this process, which will include adults in the committee as well as school students. He reported that this Plan will be community driven and the Central Kitsap Coordinating Council has been laying the foundation for this process for about a year. Further, he said, the Silverdale Urban Design Study, done in the 1990’s, will be used as part of the planning on this.

Laura Ditmer said that the Silverdale Plan will incorporate a Smart Growth philosophy “looking outside of the box” and a fundamental planning process and for the planning of this Plan.

Darryl Piercy said that the Silverdale Plan could develop a “town center” concept.

Laura Ditmer said that the Open House on Saturday will be at the Kitsap Mall beginning at 9:00 a.m.; the consultants and Commissioner Botkin will be there and the citizens will be invited to see this Plan and sign up if they would like to be considered for a committee that will be formed following the Open House.

Darryl Piercy said in the Silverdale Plan, staff was very much aware that without the support of the business community, this project would be destined to fail. He expressed that the citizens, as well as the business community, needed to be involved in this entire plan and staff needs to know that both sides will be comfortable with the completed Plan.

Laura Ditmer reported that the adults, to involve all the different ages together, could mentor the students.

• Darryl Piercy said that a series of Comprehensive Plan and Code Amendments would need to be discussed and completed by November of this year. He said that this process would keep the County in compliance with the state.

William Matchett asked if that meant that the Comprehensive Plan Amendments would be reviewed again this year?
Darryl Piercy said that there could be an abbreviated process reviewed this year; a bill that was going through the legislature could extend the timeframe to December 2004.

Lary Coppola asked if the timeframe is extended for the Comprehensive Plan amendment process, could other issues that were not in compliance need to be decided on as well?

Darryl Piercy said that was always the case; staff’s main concern would be the shoreline rules, where there is no good science on the marine shorelines. He said that Bainbridge Island is spending a large sum of money to determine the “best available science” and gave some examples of what needed to be determined with this issue. He then listed some of the issues in the County that were out of compliance, noting that they were small issues that needed to be corrected. He made it clear that the Stormwater Manual would need to be updated.

Laura Ditmer said that the Buildable Lands Analysis would also be available this year.

Richard McConaughy suggested that the Planning Commission do some brainstorming to determine what the members felt were important issues to be discussed during this calendar year.

Following a brief discussion, the members randomly provided the following list:

- Sidney-Sedgwick Commercial area.
- Interim Forestry/Rural Policy.
- Zoning Ordinance and Smart Growth Goals and Objectives.
- Existing County Infrastructure.

Lary Coppola said that he was interested in the telephone and cable television lines as well as water, sewer and electric.

Darryl Piercy said that the County has identified where the water, sewer and electric lines are located; staff has problems knowing where the telecommunications lines are. He suggested that when the telecommunication franchises come forward to the County, that the applicant be required to show where their lines are located.
The members then discussed some of the problems they have had with telecommunication facilities.


Darryl Piercy said that the Buildable Lands Analysis will be available this fall and there will be annual updates to provide that type of information.

- Evaluation of the Mitigation Programs in Kitsap County.

- Expansion of the Interim Rural Forest Designation; Industrial Lands and Criteria; Smart Growth and Clustering Development.

John Ahl felt that the forests in the County, which are owned by a few, would have a tremendous opportunity for the County to use comprehensive planning and develop that plan during the Interim Rural Forest review. He felt that this would be an opportunity for some broad-based planning.

The members discussed some opportunities that could be used with this planning.

Lary Coppola said he supported Smart Growth, however this concept should be further explored to determine some of the unintended consequences that have evolved from Smart Growth, using the problems Portland, Oregon has encountered as an example.

Darryl Piercy said that one of the things that needed to be done locally was to define what Smart Growth should be in Kitsap County.

Lary Coppola suggested that the County identify some incentives for people to build in the Urban Growth Areas.

- Affordable Housing.

Darryl Piercy said that there is still the housing stock in Bremerton that remains affordable.

Multi-family Housing—development targeting low income in the County.

Darryl Piercy said that it has become difficult to locate funding through HUD or other programs to construct multi-family housing.

The members reviewed the list and voted on each. This list was created in order of importance to the Planning Commission:
2. Smart Growth and Affordable Housing.

Darryl Piercy reported on some budgetary issues that the County would analyze to implement this list. He said that staff would include the Planning Commission’s list in the Work Plan and set a time where it can come back to the members for a thorough review before implementation.

No further discussion being heard, the meeting adjourned at 10:50 a.m.

DOCUMENTS DISCUSSED AT MEETING

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<th>Exhibit No.</th>
<th>Description</th>
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MINUTES approved this ________ day of __________, 2002.

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Richard McConaughy, Chair

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Karen Halbeck, Secretary