MINUTES

KITSAP COUNTY PLANNING COMMISSION
April 30, 2002


9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

• A Motion was made by Linda Rowe and seconded by John Ahl that the Planning Commission approves the Minutes of February 5, 2002. Vote: Aye: 5; Nay: 0; Abstain: 0. Motion carried.

• A Motion was made by Linda Rowe and seconded by Richard McConaughy that the Planning Commission approves the Minutes of February 26, 2002. Vote: Aye 4; Nay: 0; Abstain: 1 (Tom Nevins.) Motion carried.

• A Motion was made by Linda Rowe and seconded by Tom Nevins that the Planning Commission approves the Minutes of March 5, 2002. Vote: Aye: 5; Nay: 0; Abstain: 0. Motion carried.

9:10 A.M.

➢ Study Session for a discussion with County staff regarding the Board of Commissioners Findings of Fact, Conclusions and Recommendation on ULID #6; proposed changes to the land use classifications and regulation within the County Zoning Ordinance, amendments to the Zoning Map and Comprehensive Plan Map.

Darryl Piercy submitted a document to Council Members outlining the South Kitsap/ULID #6 Subarea Plan Ordinance process which includes: Attachment 1) South Kitsap/ULID #6 Urban Growth Area Map; Attachment 2) Additional Policy
Language; and Attachment 3) South Kitsap/ULID #6 Subarea Plan, Preferred Alternative. He said since there was such an apparent difference between the recommendation of the Planning Commission and the action taken by the Board, they should review the document and discuss what the Board did, and maybe more importantly, what the Board has not yet done. He outlined the next steps of this process, noting that the Planning Commission will continue to influence and make recommendations on the Subarea Plan. He understood that the Board agonized over this to come to their decision and believes this is reflected in the ordinance that sets the boundaries and policies for the Subarea Plan, which was passed by one vote. There was a modification in addition to the policies, which were part of alternative 3 and that modification includes primarily 2 concepts: 1) Incorporating Smart Growth Principles as an element of the policy for the Subarea Planning Process; and 2) Centering Concept. He noted this resulted in a Conceptual Plan for the Subarea, which is listed on the last page in the packet that was handed out. He continued by saying that the Conceptual Plan communicated how this process might work, where the center might be located, as well as placement of pathways and bikeways. He noted that it is not intended to be a final blue print for development. He said that one thing the Board’s action did not change any Land Use regulations nor did it change the Land Use Map, Comprehensive Plan, or the Zoning Map. He noted that the Board instructed Staff to work with the community and the Planning Commission to begin to establish the lay-in to implement this Plan into the Zoning Ordinance that would demonstrate the policies for Subarea Planning. He said they would take the conceptual drawings that are in the Ordinance and work with a committee from the community and begin to refine that conceptual idea into something that will eventually become a Zoning Map and Zoning Regulations. He said this would allow for the development of Smart Growth Policies to be incorporated into the development of the Subarea and allow modification of the Zoning Ordinance that will allow a multi-use approach of the centers, commercial and residential areas. He noted that a mixed-use concept is not a concept that is allowed in our Zoning Ordinance. He said the whole idea of incorporating those kinds of concepts is new to Kitsap County and will require a complete revision of the Ordinance as it pertains to the Subarea. He said that although the perimeters of the Subarea have been set, there is considerable amount of work to do and a significant opportunity to influence how this area is going to look and feel. He noted that the action by the Board would not allow for any development at this time. He said they would like to have members of the Planning Commission represented on the working committee. He said they would have from 3 to 5 community meetings to do some brainstorming in order to draft ordinances that would reflect these new policies. He said they are looking for this to happen in 3 to 5 months in terms of bringing things back to the Planning Commission for consideration and ultimately developing a recommendation for the County Commissioners to review and act upon. He added that a secondary issue pertaining to this is that the Board also instructed Staff to develop a working draft that would allow planning to continue in the Memorandum…
of Agreement with the City of Port Orchard, so that Phase II could move forward. He reminded the Board that Phase II is the Subarea Planning effort for the area west of SR 16, the remaining area surrounding ULID #6 between ULID #6 and Port Orchard. He noted that this includes the Berry Lake, Glenwood, and the Sedgwick/Sidney areas.

Michael Gustavson asked if ULID #6 is intended to be a Fully Contained Community?

Darryl Piercy said yes, the Board recognized that the McCormick Woods UGA is intended to be a stand alone UGA on the adoption of the Comprehensive Plan in 1998 however, the Memorandum of Agreement with the City of Port Orchard also states that we would look for reasonable and appropriate methods of creating a connection to the City of Port Orchard. He said that as the South Kitsap area develops there might be a viable way to link the ULID #6 Subarea with the City of Port Orchard.

Michael Gustavson questioned whether the population would support the kind of things that would make this area a Fully Contain Community.

Darryl Piercy referred to the text of the document, which states there are a maximum number of housing units that are allowed as an element of the plan. He estimated there would be 10,000 people allotted for in this Subarea, and considered a community of that size to be self-sustaining.

Michael Gustavson questioned if McCormick has provided a projected cost of housing?

Darryl Piercy said he believes there will be a mix of housing densities and costs and mentioned the possibility of bringing in a housing agency to participate in some level of subsidized housing.

Michael Gustavson said he did not want to encourage subsidized housing because it costs somebody.

Darryl Piercy said he believed in order to meet the policies of the Subarea Plan there will be requirements for affordable housing and mixed densities.

Tom Nevins asked what the Board of Commissioners intended for the McCormick West area?

Darryl Piercy said much of the area would be a clustering of housing with environmentally sensitive areas being addressed. He said if you look at the
Conceptual Plan, there is one area that is strictly set aside designated for Open Space and an area that would be somewhat of a “small neighborhood center” near Old Clifton Road that is currently owned by the South Kitsap School District. He continued by pointing out different areas on the map and discussing them. He noted one of the key issues that the Board saw as the link between the development of this area and the blue areas that are identified on the map, which was a key element of the whole plan.

John Ahl felt that now they have an opportunity to put Smart Growth Principles to use. He asked what Smart Growth Principles are not embodied in the plan?

Darryl Piercy noted that prior to review by the Board, this Subarea Plan actually included many of the elements of Smart Growth Principles that were adopted by the Board, but they were not clearly identified and focused upon in terms of really outlining and addressing them in a very clear and concise manner. He felt they could look to the Comprehensive Plan and pull out various policies that would support Smart Growth. He said this creates a focus on those particular goals that are identified as Smart Growth.

John Ahl asked if the current Zoning Ordinance does not allow for mixed use?

Darryl Piercy said it was very difficult to work toward the development of mixed uses in commercial zones and cited Manchester as an example.

John Ahl referred to the Memorandum of Understanding and asked if the Planning Commission had access to this information?

Darryl Piercy said he thought it was in their information packets.

John Ahl expressed concern over the possibility of reneging on a past Agreement.

Darryl Piercy believed the Boards’ statements on that regard are the agreements developed in the ULID #6 and the commitment of the property owners involved who paid for the extension of sewer service.

Linda Rowe expressed concern that the final decision may have been stacked in favor of the McCormick landowners. She was disappointed that no one on the Planning Commission was speaking up, and wondered if someone from the general public would address this issue.

Darryl Piercy assured the Board that the committee was not stacked in McCormick’s favor. He believes, as a planner, that implementing Smart Goals in this area has
merit and that it would be a substantial improvement over the stand alone UGA. He noted that urban services at that density are not very efficient or practical.

Michael Gustavson expressed concern with large landowners in Washington State controlling a majority of the growth, and felt this causes prices to be non-competitive. He said that the large plats seem to be getting the preference over short plats.

Darryl Piercy said there is some economy with large land holdings in terms of being able to create and develop the overall plan for the area, where that becomes more difficult with small parcels and individual ownership because you may be dealing with hundreds, if not thousands of individual owners. He noted that he was not suggesting that was the only way to do it and gave the example of the Poulsbo Subarea Plan that was developed by several landowners.

Darryl Piercy invited 1 to 3 members to participate on the ULID #6 Committee. He said they were looking to have 3 to 5 meetings with an expected completion time of October.

Laura Ditmer reported that she would compile Smart Growth Policies, County Policies, and the expectation between the Planning Commission and the Board of Commissioners.

Michael Gustavson said he would like to address the conflict between the Zoning Codes and Smart Growth Policies.

Darryl Piercy gave 3 options that could be used as models for Smart Growth Policies.

Mike Gustavson feels the major theme should be to lighten the regulation and hearing load.

Darryl Piercy said he has been hearing a fairly reoccurring theme about our current code; it tends to categorize very limited things that can be done. A better approach would be to identify the things you cannot do which may lighten the burden.

Mike Gustavson expressed concern that McCormick Woods would possibly put the growth allotment for South Kitsap at risk.

Richard McConaughy said he was not sure if he wants to bring up the McCormick Woods issue to the Commissioners when they meet.
Darryl Piercy felt it would be good to discuss ULID #6 so they do not have to try to avoid the issue. He said the Commissioners might enjoy an opportunity to explain their decision.

Tom Nevins said he would like to clarity on the ULID #6 decision.

Darryl Piercy said the Ordinance that was adopted by the Board set the boundary of this Subarea and noted that the Board recognized population allocation to the ULID #6 area. He said it set the maximum number of dwelling units allowed was 4,172 and modified the acreage for each use slightly. He noted that to date, the Zoning Map and Comprehensive Plan Map have not been changed to reflect the new zoning. He said it would continue to be part of the Subarea Plan adoptive process. He said although this Ordinance has been enacted, there has been no Notice of Action sent to the State in regard to this Subarea Plan. This will not happen until the complete package is put together.

Mike Gustavson read from the report and questioned the large amount of dwelling units.

Darryl Piercy said that figure represented gross acreage. He noted roads, parks, open areas, services, and stormwater ponds must be taken into account and reported there is typically a reduction factor of about 40%.

No further discussion being held, the meeting adjourned 10:25 a.m.

MINUTES approved this _______day of ____________, 2002.

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Richard McConaughy, Chair

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Jeannie Carstensen, Secretary