May 1, 2002

The Kitsap County Board of Commissioners and Planning Commission met on the above stated date at the Kitsap County, Public Works 3rd Floor Conference Room, 614 Division Street, Port Orchard, Washington. Members Present: (Commissioners) Tim Botkin, Chair, Chris Endresen and Jan Angel. (Planning Commission) Richard McConaughy, Tom Nevins, William Matchett, Lary Coppola, and Michael Gustavson. Not Present: John Ahl, Linda Rowe, Deborah Flynn and Mark Flynn. Staff Present: Bruce Freeland, Darryl Piercy, Laura Ditmer and Karen Halbeck, Secretary. Guests: Jeff Davis, Fish & Wildlife, and Allison O’Sullivan, Suquamish Tribe.

3:00 P.M.

Meeting Called to Order – Introductions.

3:05 P.M.

➢ Joint Study Session with County staff for an update on upcoming issues and general discussion.

Tim Botkin asked Laura Ditmer to discuss the Agenda.

Laura Ditmer said the Agenda developed following discussion in yesterday’s Planning Commission meeting. She said the purpose of this meeting is to help clarify direction between the Board of Commissioners and the Planning Commission; outline the Planning Commission’s direction for this year and clarify what issues are on the table.

Darryl Piercy recounted that over the last several years, and even before the Comprehensive Plan Process, the Planning Commission has always indicated to Staff that they would like to have more of a direct line in terms of policy issues and one-on-one discussions with the Board. He felt that staff has not done a very good job of facilitating that communication between the two Boards. He said that this meeting represents a first attempt; of what he hopes will be many meetings to talk about common interests and goals.
Richard McConaughy said he wanted to get into some crux discussions about the Planning Commission’s appropriate role as it relates to the Board of Commissioners.
Darryl Piercy noted that the Agenda represents a suggestion of topics as they go through the discussion. He anticipated that as they begin to have this discussion, they would probably go off the Agenda and begin to talk about other issues that become important.

Chris Endresen said she had a discussion with John Ahl who related that he would like to see the Planning Commission have more substantial work, and be more involved in the actual development of a project. She felt the Board of Commissioners and Planning Commission need to have meetings on a regular basis, especially before they embark on major issues.

Tim Botkin said planning commissions work differently in different places. Some are a precursor to the decision-maker, noting that is how Kitsap County’s Planning Commission has functioned. He wondered if they have used their resources as well as they could in terms of helping the Board look more broadly at issues, and then seeing how to go about addressing them. He recognized they are a voluntary Board and asked what their workload has been over the past few years?

Tom Nevins said that he was new to the Board, so his workload has been mainly reading. Other members agreed that the workload had not been overwhelming.

Chris Endresen thanked the Planning Commission Members for the time and effort they had put into their work while serving on the Board. She said their part was greatly needed and their effort was valued.

Tim Botkin said he was very impressed with how each member spends time aggressively researching issues.

Jan Angel said that she reads the Minutes of the Planning Commission carefully and finds them very useful because the interaction is recorded.

Michael Gustavson said that they work through the issues thoroughly, with the information they have available, but noted that it may be appropriate for the Commissioners to remand issues back to the Planning Commission if it appears that they did not have all the facts.

William Matchett felt the Planning Commission has grown since he first joined.

Chris Endresen felt that the Planning Commission is, by far, the strongest volunteer resource of all the boards, and questioned if they have used this
resource as well as they could have. She found the Planning Commission
Minutes to be a huge help.

Tim Botkin asked if there were any issues the members wanted to talk about?
Richard McConaughy said he wanted to better understand the process of the ULID #6.

Michael Gustavson said what bothered them from the onset of ULID #6 public testimony was that it was really a review of a variety of options of a single selection. He felt that the ULID #6 decision was not consistent with GMA, and in many ways, Smart Growth Policies. He felt the presentation did not match the kind of ground rules he thought they were trying to lean towards.

Chris Endresen felt the problem was that all the EIS alternatives were developed in-house and presented to the public at a series of open houses.

Darryl Piercy agreed there was an initial effort that started this on a much broader scale that included looking at all the Joint Planning Areas of South Kitsap versus just Phase One. He said there were a number of public meetings and a large amount of public input that went into the process that took the wider scale, but once staff focused on the single finites, it became a reaction to a Plan verses the development of a Plan.

Chris Endresen said that she disagreed, that most EIS’s are not 4 different versions of the same thing.

Lary Coppola said that McCormick paid the consultants to do most of the work that staff would have normally done, and felt the entire presentation was tailored by the consultants towards McCormick’s desired outcome.

Tim Botkin said in reality, the EIS is almost always paid for by the developers; good or bad that is the system that we have. He said that almost always the number 3 Alternative is the one that is preferred and on either side there is one that is more and one that is less and a “No Action” at the beginning.

Jan Angel recalled that when she first started she found it curious that there was a detached Urban Growth Area created in the mid-nineties; then when we went out to get our population allocation for the South Kitsap area, (10,000), Port Orchard the first UGA takes 3,600 then 6,400 was allocated to the next UGA. She felt that there are a lot of folks who don’t realize that McCormick Woods is already a UGA.

Chris Endresen noted that McCormick was established in the mid 90’s, and it was already designated as a UGA.
Tom Nevins felt that since McCormick was started in the mid 90’s, and there were already 600 homes built with 400 more to be built, he couldn’t convince himself of any urgency to act. He said he would rather know what South Kitsap wants to look
like, as a whole, rather than plan for the big numbers right now. He said that there was no information presented to the Planning Commission that indicated that the County had to do this within the next six months or suffer negative consequences.

Jan Angel also felt that there was no urgency to act on ULID #6, but then she started seeing the Urgency. She said that McCormick put 2 million dollars into sewer without having further development get money back; they did get, and were, in a financial bind. She said if that area was to go down, it would be devastating to the South Kitsap area. All of a sudden there was urgency. She investigated every opportunity to do this the right way and there was just not time to do that or there was not going to be a reason to do it, which created a whole new ballgame.

Bruce Freeland said now he could easily see that the alternatives should have been broader. However, he continued, the way they were developed was through scoping meetings as well as broadly advertised community meetings and the requirement is that the EIS look at the range of ideas that are feasible and respond to interests that are before you. He reported that there were a broad range of challenges and ideas that came up through the scoping process. He said that if they ever again review corporate items, they have to ask if there is a better configuration that addresses the issues of livability and looks at the complete community.

William Matchett mentioned the Population Allocation Study, and said he did not think the figures meant much.

Michael Gustavson suggested that the Buildable Land Study could be a good instrument to help put numbers together.

Chris Endresen said this moves into the affordable housing issue that is difficult to address because when a place is popular, and that is where people want to be, the increased population causes the price to escalate. She gave the example of Bainbridge Island, San Juan Islands, and Poulsbo, stating that it is market driven as well. She said the challenge of affordable housing is to have a place that offers a great quality of life where people want to live and still keep the market factor down.

Michael Gustavson noted that the counterpoint to this is that any time land is regulated the net result is that the price goes up.
Lary Coppola said there is less affordable housing available now and noted that West Park is preparing to close with the possibility of East Park closing as well. He said housing in Park View Terrace is now selling for $100,000.

Michael Gustavson noted that you do not see developments today that young married couples can afford to move into at age 22.
Chris Endresen questioned if there were any housing communities that are affordable enough for couples who are in their early 20’s.

Tom Nevins said there are mechanisms that take the market factor out of housing. He made it clear that it is a little risky for people to think about, but there are land trusts where an organization or the entity is the owner of the land. He said the house is sold to the individual, they pay on it and if they wish to sell it they can recoup what they have put into it. They can use the land, but it is never theirs. In the current religion in America, which says market is god; it would be difficult for this concept to be accepted. He said a corporation such as McCormick could do this to provide a mechanism that was required by a group, such as yourself, who required 20 percent housing. He noted that the Housing Authority does its own Self-Help Program, which is somewhat similar in that it basically allows people to enter the market and build sweat equity. He gave another example of a program they learned about in San Diego where zoning allowed for an “up down” unit. The owner occupied the top unit; the bottom unit was the rental unit. People were allowed to supplement their income by having the rental unit down below.

Lary Coppola suggested creating more building lots. He said there might be a lack of supply that would drive the price up.

Tom Nevins felt this action would end up degrading the community.

Lary Coppola said Poulsbo Place was a good example of why that will not happen. The houses started out a $140,000 and are now worth over $200,000 in less than a year because of the lack of supply.

William Matchett was concerned that the supply would some day be depleted and by the time it was, the County would be ruined.

Bruce Freeland said that the Buildable Lands Report shows there are a lot of remaining undeveloped lots in the County. He said there is a difference going on between an inventory of vacant lots in existence and lots on the market, or lots that are considered desirable to build on that are currently on the market. He felt there is something happening that is deeper that he does not understand as well as he feels he should. He noted that there are a large number of available vacant lots, but something is happening so that they are not being reflected in terms of homes or affordable homes. He said they are building homes at a pretty strong rate, but they are individual custom homes...
that are quite expensive and said tract homes that would attract an entry level buyer, have dropped out of the market and virtually disappeared from our economy. He felt it would be beneficial to understand why
this is happening and questioned if it is because of a lack of land that can be subdivided or because people have found it to be a poor investment.

Chris Endresen felt it would be best to get back to the Agenda. She said when the Buildable Lands Report was completed; they should meet and discuss this issue.

Tom Nevins said if you take McCormick as an example, there are questions about it being the right one to happen next. He wondered about the timing and sequencing and if it was a Smart Growth decision. He said the question now is how do they try and work on it for future decisions. He said he did not like any of the 4 options that were presented and felt something else could be done, but did not get the same feeling from the other members. He felt this is the part of the issue they should talk about.

William Matchett said he did not feel they were allowed to choose another option.

Tom Nevins said he would have preferred Option 5 (McCormick North) that was not available. He said that he did not bring up this option because he was waiting to see if the sense of the group was to go with the preferred “No Action” option.

Michael Gustavson said the group held back on ULID #6 because it did not seem to match the Smart Goals very well. He said he wanted to respond to the other question on why people do not build more. He explained that he is currently having a house built and is appalled at the regulation overburden. He noted it is very expensive, which leads into the next topic of adopting Smart Growth Goals. He recently reread the County Zoning Ordinance and said it does not reflect anything about Smart Growth. He felt they should promptly tackle this and get a Zoning Ordinance that meets the kinds of things they would like to see.

Richard McConaughy said that these were things they could actually do something about.

Bruce Freeland said there are things like density clustering, impact fees, infrastructure, and amenities that go along with the whole process. He said the central question he is asking is how do they transition to make better decisions or make sure they do not get stuck in these areas that are halfway in-between. He questioned how they actually get growth to occur in places that they think it should occur. He noted that everything they get to look at and weigh in on is driven by an application that is made by a private
1 landowner who does have certain rights to do certain things with his land, so
2 you cannot wipe that feature out completely.
Tim Botkin said they have wrestled with the Highway Commercial Tourist Zoning and the next lowest zoning designations and felt there needs to be something in the middle of it because there are some things that Highway Tourist Commercial is completely inappropriate for.

Michael Gustavson thought that Darryl Piercy brought a wonderful concept to the Planning Commission Meeting on Tuesday, which he suggested they look at the new code as being drafted much in the sense of only defining the things you cannot do, rather than the things you can do.

Darryl Piercy said they have been hearing that concept from a number of people in a lot of their public outreach meetings. He was concerned that they identify those that are difficult issues for the community, and separate those issues that would have minimal impact on the community.

Tim Botkin said the last book that the Smart Growth Coalition put out had many good ideas in it, which show what others around the country have done. He also suggested that instead of rewriting the Zoning Code and replacing what is there, build a parallel code without having to worry that you have taken out the guts of the whole planning system.

William Matchett asked how this would work?

Bruce Freeland said they get two main requests from people who are developing: certainty and flexibility.

Chris Endresen was concerned that when you talk about flexibility in codes, you can get into staff judgement.

Bruce Freeland commented that the current code deserves an overhaul and that it is not a code that he enjoys being responsible for.

Lary Coppola asked what could be done?

Bruce Freeland said it would take time and money and a tremendous amount of time on the part of the Commission to review it, but that it was on his wish list of things to do. He said they must work to improve their customer service response and clean up the codes. This will take a big effort that will be a multi-year commitment.

Lary Coppola asked if it may be possible to undertake some kind of blue ribbon commission made up of local people who could draft the bulk of the work so County staff would not have to?
Bruce Freeland noted that the process of code drafting is an art.

Lary Coppola asked if there were communities in the state that had recently overhauled their codes?

Tim Botkin said the book he referred to earlier would be a good resource to use as a starting point because it pulls in resource material from around the country.

Chris Endresen said another thing they may want to do is talk about the budget and the projects that they would like to see done.

Bruce Freeland said the timing for that is good as they are in the process of forming 6-year goals and 2-year objectives for what the department is going to accomplish for the County Budget Process.

Richard McConaughy said in response to the comment about a blue ribbon commission, one of the top things on the Agenda of the Smart Growth Coalition is to help planning commissions get more resource materials and information. He asked if it was possible for the Planning Commission to be brought in on some of the issues earlier, such as the Interim Rural Forestry Designation change? He felt some of the bumpiness of the McCormick Woods decision could have been avoided, and their decision could have been more informed, had they known more of the process or flavor beforehand.

Bruce Freeland said there is a process they are just now organizing that he would be very pleased to have some Planning Commissioners involved in. He said has wanted to test the waters with stakeholders in the community that have an interest in the forestry issues to find out what the possible range of ideas are that they might bring to the Board to see if they are ready to proceed with drafting new regulations. His belief is that they can do better by the property owners and the environment than a policy that might chop our forestlands up into 20-acre parcels. He said he has requested a price estimate from a facilitator who would be taking them through a series of 3 or 4 meetings. He noted that these meetings would include members of the County Land Owners Coalition, the various tribes, and some of the people who were involved on the environmental side of the last round of discussions about rural clustering, to find the interests that people have about forestlands. He said he would like to see talks about the potential range of regulatory schemes that people would like to see in place, and if there are some of those ideas that meet writing objectives and are really worth putting some time into. He thought they might be able to accomplish that kind of a reconnoitering of the topic in a relatively few meetings, and then first report
back to the Planning Commission, and then the Board. He felt that it might be helpful to have a few Commissioners involved in the early reconnoitering.
William Matchett asked when the public would become involved?
Bruce Freeland said the first step would be to involve a number of
stakeholders that would include members of the public.

William Matchett said that the public becomes more intelligently involved
when it has something to respond to.

Richard McConaughy said he believed he could speak for the Planning
Commission, and that 1 or 2 of them would be willing to get involved early in
that process.

Tim Botkin felt the Planning Commission’s strength came from its
involvement in deep, broad issues early on, as opposed to project time review.
He asked the Members to think about whether they would like to be limited
to the project time review or maybe find another way to do that, and then
they could be released to do something else such as the Zoning Ordinance
Review or the Interim Forest Review.

Chris Endresen asked if this proposed change to the Planning Commission
function meant creating a new group, which would require more staff?

Tim Botkin asked at what level the Planning Commission is required to look
at development?

Bruce Freeland said Subarea Plans and changes of regulation must go through
the Planning Commission.

Lary Coppola said when things first get started, the Chairman should appoint
one of the Planning Commission Members to be a point person and work
directly with the staff on that particular issue.

Darryl Piercy said they had talked about that recently with the ULID #6
process, which had led them to some discussion with the Planning
Commission Members. He said, for instance, they are seeking participation in
the next phase of the Subarea Planning Process. He said they want some
representation in the implementation stage of the Development Code and
other issues for ULID #6. He noted they now have participation with the
Silverdale Visioning process from the Planning Commission. He said if this
were how the Planning Commission sees their role, they would like to invite
them into that process very early and have someone already appointed as a
representative of the Commission. He said he really wants to see them at the
table when they are meeting with those stakeholders and the community
groups, so that the Planning Commission begins to hear and feel the same
issues and concepts that staff is hearing. He thought this would greatly improve their relationship.
Bruce Freeland said this is a change that he would very much welcome. He talked about the participation of Planning Commissioners in study committees like Silverdale. He said his past experience has been that there is typically a Planning Commissioner or 2 who serve on those kinds of study committees, so that there is someone on the Commission who is very up-to-speed and can lead the discussion when it gets back to the Commission. He thinks the philosophy of many commission members is to avoid getting involved in the study in order to keep their objectivity when something comes to the commission level. He believes if the Commission is looking for meaningful involvement in the development of concepts, one of the best ways is to actually work with the citizen groups and sub-committees.

Tim Botkin asked to be reminded what had to go through the Planning Commission.

Bruce Freeland said any addendum to the Comprehensive Plan or any of its implementing ordinances must go through the Planning Commission.

Chris Endresen expressed appreciation for how easily the Planning Commission Minutes are to read. She said they helped her understand how the Commission came up with things.

Michael Gustavson requested they carry on with the Smart Growth and Smart Government issues. He noted that county government is the biggest business in the county. He said that Jan Angel had made a comment earlier, stating that in 2004 we would cross into a period of fiscal difficulty. He noted there are 2 things in any economy; one is income and the other is expense. He felt they could miss out on some opportunities to increase revenue such as the Home Depot and Target stores move to Pierce County, which he felt cost a fortune in lost sales tax revenue.

Chris Endresen said one of her goals is to put together a presentation about the County Budget showing where the money is spent and how much of it is available for discretionary spending. She wants to make this information accessible to the public. She noted that Clark County has done this and it has been a great success because it shows the public the amount of discretionary spending that is done by the County is a very small part of the budget. She felt it would be beneficial for the public to become more aware of costs. She said in regard to the Home Depot/Target issue, that in her mind, those companies are not economic development because of the type of jobs they provide. She said the land those companies were interested in developing was not Commercially zoned.
Lary Coppola said that money that was going to Silverdale Home Depot and Target is being lost to Gig Harbor.

Chris Endresen asked if money was being lost from our own local businesses?
Tim Botkin reported that about $750,000 in sales tax revenue has been lost.

Bruce Freeland noted that Darryl Piercy worked with Target/Home Depot on numerous occasions and said that the company’s main focus was to locate at the Gig Harbor site. He said they did consider a site at Sidney/Sedgwick that they immediately recognized as too small. There were 2 viable sites on Bethel that had the services, were zoned properly and could have supported Home Depot. He said he believed there were some price issues that may have been worked out, but that Gig Harbor offered a demographic that was much more feasible in terms of household income and proximity to the population base on both sides of the Tacoma Narrows Bridge. South Kitsap would have drawn from the Gig Harbor area, but it did not offer the same local demographics that Gig Harbor did. He noted that the turning point in their decision process might have been the fact that the Gig Harbor site became available because of expansion of the Urban Growth Area of Gig Harbor through a rezone request by the developer. He said he did not believe their choice was a result of Kitsap County lacking land or urban services.

Chris Endresen expressed concern that Kitsap County’s economic development potential was being hurt by the perpetuation of negative public perception. She asked what could be done about all the empty commercial sites that are just sitting vacant?

Tim Botkin said the focus should be to establish a process, so that once they decide if a business should come to Kitsap County, it could quickly be acted upon within the established process. He noted that the number of big boxes does not determine economic wellbeing. It is determined by how much money is spent in them. He explained that retailers are basically importing goods from outside; we are buying them and then shipping the money away.

Lary Coppola asked why the County is in financial difficulty, since we have not had any major layoffs, salaries have not decreased, and taxes have not gone down.

Chris Endresen explained that the 1% increase in the property tax raised about $180,000 for the County Budget. She noted that County employees are on union negotiated contracts that required a 3.4% increase this year. She explained further that the first 3 years of employment, County employees get a 5% step increase every year they receive a satisfactory review and the next 3 years they get a step increase every 2 years; this adds up to an 8.5% increase. She said there are medical benefit costs that increased this year $1.8 million for the same coverage; this is a 28% increase. The sales tax averages about a 4% or 5% increase per year, which is not enough to keep the same level of service, so that eventually we will have to decrease services, not refill positions, and have serious union negotiations that will probably...
result in layoffs. She added that the State keeps passing laws with no funding and
the end result is that the cost of business goes up.

Jan Angel disclosed that she attended the Washington Association of County State
Boards Meeting. She noted that every single county in this state is facing everything
that was just said, especially Pierce County, who will be looking at their budget from
the top and cutting as far back as possible. She suggested they consider taking a
stand against the State, because they mandate laws, but do not provide funding.

Lary Coppola asked how the budget is compiled?

Chris Endresen said the Budget Directive is sent to all the departments yearly, and
every year the difference between the maximum possible revenue and everything
everyone asks for is over 2 million, if not 3-6 million.

Tim Botkin felt you could spend an entire career going through a zero-based budget
analysis, but more money could be spent doing that so nothing else gets done.

Michael Gustavson said he had recently read an article that said the fastest growing
segment of costs related to developing, implementing, regulating and then complying
with government is regulation.

Lary Coppola said the Home Builders did a study and found, on average, that 22%
of the price of a new home is due to regulation.

Bruce Freeland said he read the same report and noted that water, streets, etc. were
included in those costs.

Lary Coppola stated that the report said the developer’s portion of these utilities
were not included in that 22% figure.

William Matchett said that a lot of these costs were out of the counties’ hands,
noting that this state has the most retrogressive tax system of the 50 states. He said
that the poor pay more and get less in this state than in any other state, and felt that
until we get to an income tax replacing or reducing the property and sales taxes, this
would continue to get worse.

Michael Gustavson felt it would be beneficial to get a clear vision of the
development goals for the County so that kind of development could be encouraged.
He felt the focus had gotten off the goals of the GMA and should be looked at again.

Richard McConaughy said the Smart Growth Goals are on the list as well as the
County-Wide Planning Policies. He felt that a process should be set up to determine
how long it would be discussed, when action would be taken, and then should allow for review and rethinking. He noted that the relationship between land use and transportation was relatively new. He said in the late 1980’s to the early 1990’s, population doubled and vehicle trips quadrupled while land consumption more than quadrupled. In the second half of the 1990’s, vehicle trips and population have gone back to coming up at about the same rate, so they think that there has been some success, but nobody knows for sure.

Tim Botkin thought it would be good to make a schedule of various issues, maybe beginning with the Zoning Ordinance.

Bruce Freeland said that it does turn out to be a work program and budget issue, and it is a very big undertaking that he would like to take on.

Chris Endresen asked if it could be taken on with the Planning Commission?

Bruce Freeland said yes.

Tim Botkin said there were two things going on now that will affect part of that: 1) McCormick, that probably has some Zoning Ordinance modifications; and 2) Silverdale, that also has some. He said they might want to start smaller, perhaps by looking at creating a parallel code.

Chris Endresen asked if the Planning Commission would handle the impact fees or if they would they be sent directly to the Board of Commissioners. She asked if possibly the interest groups would consider helping to fund the Zoning Project?

Lary Coppola said he thought they would, and that he would be happy to talk to the HomeBuilders Association.

Bruce Freeland said the Homeowner’s were impacted by the County Critical Area Ordinance, and Building Code, but not that much by the Zoning Codes.

Chris Endresen asked if those were not tied together?

Bruce Freeland said yes, and noted that the codes within the urban areas are remarkably flexible. He gave an example of the Urban Residential neighborhoods where there is no minimum lot size, and subdivisions can be designed almost at will. He said you would not look to the rural areas to solve the affordable housing shortage.

Chris Endresen said there is a crucial step that is missing; there needs to be another zoning rank in between for commercial uses.
Bruce Freeland said he understands a lot of people would like to do away with the Growth Management Act, so that rural land could be converted to urban uses. He explained that the days are gone where people used to make big money by buying farmland and turning it into an urban subdivision. He said it is no longer in the equation for affordable housing at this point, and knows it upsets a lot of people. He said the County’s Urban Zoning Ordinances are more flexible than any other jurisdiction in the state that he is aware of, and does not believe that explains the lack of subdivisions. He feels there is a deeper issue that needs to have some other process to investigate.

Chris Endresen asked if there is a Buildable Lands Committee?

Bruce Freeland said there is an ad-hoc group they have met with and agreed to do some follow-up work with, but have never formed a Buildable Lands Committee. He said if they did, they would want it to be a balanced committee with representatives from different sectors.

Chris Endresen asked if the ad-hoc group is going forward?

Bruce Freeland said they have asked to have a chance to review some of the data and do ground-truthing of it.

Tim Botkin suggested they return to the work plan. He felt the work plan did not need to be dictated by the Commissioners, and suggested the Planning Commission and Staff discuss how they would like to proceed and then bring that information back to them. He said in regard to the HomeBuilders buying a zoning ordinance, which may be a troubled way to do it. He said there might be an organization that was in a position to help raise money and then they, as a balanced group, could bless the process.

William Matchett said he thought that would be a good use of the Smart Growth Coalition and asked how a parallel code would work?

Chris Endresen suggested the Smart Growth Coalition send someone from their group to do one of the evening meetings on parallel codes.

Bruce Freeland said there are a few model codes that they can borrow, including one that Bainbridge Island has purchased.

Tim Botkin said that Smart Growth folks do not really deal with rural development.
Bruce Freeland felt that clustering would be a way to help save a lot of land for open space. He said they will bring the work program and budgeting goals to the Commission and needed to schedule that meeting soon.

Darryl Piercy said they have been working with the Planning Commission on developing their work program as well, so they see their work program as meshing with this.

Chris Endresen suggested they talk about those issues together.

Darryl Piercy said that was the next step, and it would be scheduled into upcoming meetings. He added that he would like to see the Planning Commission continue to participate in opportunities for the County-Wide Planning Policy. He said John Ahl, Richard McConaughy, and one other member had agreed to participate.

Michael Gustavson suggested the schedule be sent to the entire Planning Commission. He felt that Kitsap had done a very poor job in interfacing with other counties. He mentioned Belfair/Overton SKIA, Pierce County, Purdy, Gig Harbor, and South Kitsap, and said he would like to see if their intent of growth matched Kitsap County’s.

No further discussion being heard, the Meeting adjourned at 5:00 p.m.

MINUTES approved this ________ day of ______________, 2002.

__________________________________
Richard McConaughy, Chair

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Jeannie Carstensen, Secretary