
7:00 P.M.

Meeting Called to Order – Introductions

7:05 P.M.

- A Motion was made by John Ahl and seconded by Linda Rowe that the Planning Commission approves the Minutes of April 30, 2002. Vote: Aye: 5; Nay: 0; Abstain: 2 (Matchett and D. Flynn not present at hearing). Motion carried.

  ➢ Opportunity For Public To Address The Planning Commission:

    There was no public comment.

  ➢ Public Hearing to receive oral and/or written comments regarding the Draft South Kitsap Industrial Area (SKIA) Plan.

Richard McConaughy said at this meeting that the members would be reviewing the Working Draft Revision 1 of the South Kitsap Industrial Area Plan, dated June 27, 2002.

Darryl Piercy greeted the Planning Commission and introduced himself for the record. He gave some background information on SKIA and said there are some significant elements of the Plan that staff wanted to review for the members. He outlined the major plan concepts and the use of performance standards as the key element of the Plan. He said this would provide economic diversification and employment opportunities; the Plan recognizes that this area has many critical attributes in regard to environmental concerns and also addresses the provision for adequate public infrastructures and facilities. Richard McConaughy gave the audience another opportunity to sign up to address the Commission before opening the public hearing process.
Paul Schmidt introduced himself for the record. He said he owned a parcel highlighted in light blue on the SKIA map. He noted that SKIA was more of a business park than an industrial park. He said he has been attending meetings and studies for the past 25 years and to say that these uses are expected in the future is confusing because he does not know what facilities will be needed 10 years down the road. He then gave some examples for the members. He said, in the future, if someone came in with a proposal for a commercial business, but it did not fit any of the allowed uses, he would like to see the applicant be able to develop it without having to go through the public hearing process. He asked for clarity regarding the Zoning Ordinance where it referred to uses under Business Park, industrial park and special use permit. He said he was also concerned about lot size and felt it was important for a landowner to be able to sell small lots, which would be especially beneficial to small businesses that are just starting out.

Linda Rowe asked how many acres he would like to see allowed in this Plan if not the minimum of seven?

Paul Schmidt suggested creating the whole Plan so that each piece meets the criteria developed in the Master Plan or the Overlay, but make allowances so that the property owners could sell or lease a smaller portion of their parcels.

Darryl Piercy agreed with Mr. Schmidt. He said instead of looking to the Zoning Ordinance for guidance, the Planning Commission should think in terms of throwing all of that out and looking at the SKIA Plan itself as a stand-alone document because what they are trying to do is a new concept in development. He pointed out page 35 of the draft Plan, where staff has tried to identify those uses they feel are not appropriate industrial or businesses center uses that would not be creating job opportunities. He said there would be a separate amendment to the Zoning Ordinance that is the Master Plan Overlay Zone that will address that further. He said within the Plan they tried to identify those uses that are allowed, than those they want to exclude. He felt the market and the opportunities within the business development should rule because they cannot predict a business opportunity that might take place in 10 years. He said they are trying to look at a new concept, which includes looking at the Master Plan, and verifying that it will work within the sub basin. He made it clear that the idea is to make this flexible in a way that works for the industry and that also protects the environment.

Paul Schmidt asked if they could omit the last sentence under Prohibitive Use?
Darryl Piercy agreed and felt staff could work out the language in order to be more specific in terms of Prohibitive Use.

Mike Gustavson agreed that the words on paper wind up as governing rule. He asked that the words be cleaned up prior to the next meeting.

Laura Overton Johannes stated that she is representing Overton & Associates. She read a letter that she submitted to the Planning Commission and encouraged the Members to support the Draft Plan.

Linda Niebanck said she was representing McCormick Land Company. She said the company acquired 700 acres in the 1920’s and 1930’s at a time when it was clear cut and burnt over land. She said they have been stewards of the land and have worked with Kitsap County, the Port of Bremerton, Port Orchard, the City of Bremerton and others to address how the land can be used. She noted that they have tried to address issues that have been before the Planning Commission and others in this community. She said the mission of the Port of Bremerton is economic development; the goal of the Kitsap County Comprehensive Plan and Kitsap community is jobs for Kitsap residents, protection of critical areas and habitat and provision of basic infrastructure to support jobs. She said because it is a large area, it has required extensive comprehensive planning at many levels. She stated for the record that over a period of years, they have compiled 10 boxes of records. She noted that there has been a defacto moratorium in Kitsap County over the last decade. She felt it is time to have a vision that will last for 100 years that is self-contained, and well mortared to protect the environment. She knows that this land is part of the Comprehensive Plan and urged the Planning Commission to approve the SKIA Plan. She referred to page 67 of the Draft Feasibility Study on waste water and noted it had been prepared 3 times to show the most efficient way to provide sewer to those sites. She said one issue of the study is cost efficiency. She made it clear that in order to finance ULID #6 for example, they were required to have users and not all of those users can hook up immediately. She said that language in the Draft still needs revisions and noted that stormwater was studied more extensively, not only for itself, but also in terms of habitat, and potential site locations for stormwater basins. She said the next step is to do a Comprehensive Basin Wide Study for stormwater, and reported that they have received the grant with the Port of Bremerton acting as the lead agency, so the work continues to be done. She felt staff has done a terrific job even though McCormick does not agree with everything in the Plan.

John Ahl asked what specific language changes she wanted made to the Plan?
Linda Niebanck said she had already given the information to staff.

Ken Attebery of the Port of Bremerton asked if everyone would like to be part of a process that minimizes the cost of producing new jobs in Kitsap County in terms of time, public and private resources, while maximizing the certainty in that process for the job producer and also protecting the environment? He submitted 2 SKIA Maps to Planning Commission Members. He said that, following a Growth Management Hearings Board Decision in the spring of 1999; Kitsap County amended its Comprehensive Plan to remove the Urban Joint Planning Area from the existing 1998 Urban Growth Area Lands. He said in August 1998, a Memorandum of Agreement was executed by the County, Port of Bremerton, Cities of Port Orchard and Bremerton and inserted into the Plan. He read from a section of the Memorandum of Agreement.

Richard McConaughy thanked him for his input.

Tom Donnelly said he was representing Kitsap Citizens For Responsible Government. He recommended the Planning Commission deny the proposed Plan. He read from a document he submitted to the Planning Commission Members and pointed out the increase in employment in the manufacturing sector that was programmed to occur with no decrease in the predicted number of jobs in the other employment sectors. He expressed concern that the targeted increase in employment in the manufacturing sector would not occur and felt there is no need to set aside more land to accommodate jobs that will not exist. He urged them to put the SKIA proposal on hold and implement an inclusive planning process required by the Growth Management Act (GMA) and detailed within the County’s Comprehensive Plan, and then reconsider the SKIA proposal.

John Ahl asked if he was using a state comparison?

Tom Nevins said it goes beyond how the state makes employment projections. If jobs are added, more people will come and we must plan for more people.

Mike Gustavson observed that jobs do not need to be taken away and felt that the rule-bound building process has caused us to get in a bind. He said we must get into a final Master Plan, and get competitive in the job market by moving forward with SKIA.

Darryl Piercy reviewed the upcoming SKIA schedule.
Tom Nevins said he would like to see staff come up with some answers to Mr. Donnelly’s questions about jobs.

Darryl Piercy said infrastructure makes land desirable for industrial uses and this Plan begins to address these issues and he reminded the Members that this is a twenty-year plan.

Deborah Flynn commented that infrastructure was planned for the Port Blakely development and she felt they sacrificed a lot to designate it as an industrial area that is now on hold.

Darryl Piercy said there are a number of forces that are different with Port Blakely; one is that they are a single property owner. He said he still believed Port Blakely was viable to develop and reminded the Members that as they looked out over a 20-year horizon, there is a plan in place to facilitate growth.

There being no further discussion, the meeting ended at 8:55 P.M.

MINUTES approved this ________ day of __________, 2002.

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Richard McConaughy,
Chair

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Jeannie Carstensen,
Secretary