M I N U T E S

KITSAP COUNTY PLANNING COMMISSION
August 6, 2002


9:00 A.M.

Meeting Called to Order – Introductions

9:05 A.M.

• A Motion was made by Linda Rowe and seconded by Tom Nevins that the Planning Commission approves the Minutes of April 30, 2002. Vote: Aye: 6; Nay: 0; Abstain: 3. Motion carried.

Tom Nevins noted a correction on page 109, line 12, of the Minutes of May 1, 2002; his name was listed and should be changed to Tim Botkin.

• A Motion was made by William Matchett and seconded by Mike Gustavson that the Planning Commission approves the Minutes of May 1, 2002. Vote: Aye: 5; Nay: 0; Abstain: 4. Motion carried.

• A Motion was made by Deborah Flynn and seconded by Mark Flynn that the Planning Commission approves the Minutes of May 7, 2002. Vote: Aye: 8; Nay: 0; Abstain 1. Motion carried

Richard McConaughy reviewed Planning Commission Members Committee Assignments serving on the as Ex-officio Members as follows:

- Silverdale Community Committee: Tom Nevins and Mark Flynn.
- Interim Rural Forestry Committee: John Ahl and Deb Flynn.
- ULID #6 Implementation Committee: Lary Coppola and Tom Nevins and
- Sedgwick/Sidney Committee, Phase 2 of South Kitsap: Mike Gustavson.
Darryl Piercy said the Sedgwick/Sidney Committee was currently on hold with expectations of moving forward soon. He said ULID #6 is the second component of the ULID#6 planning process and reported that the first meeting is schedule for August 15, 2002 from 6:30 p.m. to 8:00 p.m. at McCormick Woods. He reported that the Central Kitsap Planning Process is also a 2-phased approach; the first is the Vision, then the Subarea Plan. He invited Committee Members to attend upcoming Central Kitsap Community Council Meetings. He reported that Interim Rural Forestry is being developed at the staff level and that Bruce Freeland will head up the process with anticipated meeting times to begin in the fall. He said they are looking at using the services of a facilitator and have identified a list of community members who have been involved in the past to serve on this committee. He said that staff would do their part to keep Committee Members informed.

Deb Flynn asked if they are expected to vote on the committees?

Darryl Piercy said the Planning Commission members should serve as fully active members of the committees.

Deb Flynn said she thought ex-officio meant they would not vote.

Darryl Piercy said there were no legal issues involved with these committees.

William Matchett reminded the Members that ex officio means you are there because of your position and the voting privilege needs to be defined.

Richard McConaughy asked the Members what their feelings were about ex officio?

Mike Gustavson felt the members should provide full participation in whatever committee they are serving on.

John Ahl said he was not comfortable being a voting member of a committee and then reviewing the issue again when it came before the Planning Commission; he was concerned that it may appear to the public as a conflict of interest.

Tom Nevins said he could easily see participation in a group without voting and thought that it would be beneficial for them to report the views of the individual committees to the Planning Commission. He said he does not see that being a voting member would be that important.

William Matchett felt it was important not to vote on the committee.
OPPORTUNITY FOR PUBLIC TO ADDRESS THE PLANNING COMMISSION:

There was no public comment.

Study Session to Review following the oral and/or written comments received at the Public Hearing on July 30, 2002 regarding the Draft South Kitsap Industrial Area (SKIA) Plan.

Darryl Piercy felt that it would be a good opportunity to talk about issues the Planning Commission may have regarding the SKIA Plan. He said there might also be concerns about the testimony that was given at the Public Hearing. He then submitted a copy of a letter from McCormick Land Company and Parametrix, Inc., for the Members’ review.

John Ahl felt it would be beneficial to get into the large questions about these documents, before getting down to the smaller details.

Tom Nevins said a big issue of concern for him was the allocation based on the growth of manufacturing jobs, from 3 to 9 percent. His second concern was, in light of this large land area set aside for industrial capacity, what effect this will have on the designation of additional industrial sites?

John Ahl expressed concern that the Port of Bremerton does not want this to go forward. He also questioned where the incentive was for businesses to come to Kitsap County and buy this property?

Mike Gustavson shared John Ahl’s concerns and asked who had authority for the sub-basin planning? He felt it was a “big reach” to put this overlay on top of the Bremerton Airport’s overlay, which is an existing Urban Growth Area (UGA), noting the next logical step would be to implement it in UGA’s across the County. He feels it is too big of a reach to go forward to watershed planning.

Linda Rowe said she would like an opinion from staff why the Northwest Corporate Campus had not succeeded and why Industrially zoned property was not in demand.

Deb Flynn is concerned that the Port of Bremerton was opposed to this project and the stretch of watershed planning. She also referred the members to a letter from the Suquamish Tribe that cited concerns about the watershed.
William Matchett said several of his concerns have already been addressed. He felt that the additional traffic entering/leaving the County needed to be addressed in detail, as well as the possibility of creating living-wage jobs.

Mark Flynn said other Members have expressed his views.

Darryl Piercy said to address the issue of an increased population allocation from 3 to 9 percent, they would have to go back to the past to ascertain how staff formulated the goals set forth in the 1998 Comprehensive Plan and why those goals were included as part of this adoption. He said as they entered the era of Growth Management back in the early 1990’s, it was clear that one of the key elements of Growth Management was how to plan for and encourage economic job growth. As an element of that, he recounted, staff enlisted the help of professionals in that area within Kitsap County, with the Economic Development Council taking the lead. He reported that they did an analysis to identify Kitsap County’s economic shortfalls and as they looked at those it became clear private sector production jobs as well as non-retail commercial private sector development was falling short of predictions. He said that more jobs that were non-government and non-retail were necessary and because of this, the goal was set high. He reminded the Members that this is a 20-year plan and it would be difficult to achieve this goal until all the elements of the Comprehensive Plan were in place. He said he wanted to lead into the next topic of lands that are developed and available, and why they not being fully utilized, such as Port Blakely? He believed that the developers were not able to go forward as quickly as they would like to because of economic issues; the Northwest Corporate Campus is a difficult site to work with and has many infrastructure issues. He felt it is true to say if you do not plan for it they will not come. He said that the Port Blakely project was one of the first areas where Kitsap County has fully planned for an adequate transportation network, the availability of suitable urban level services, high speed internet connections, sewer, and water.

Tom Nevins asked if the County would arrange to supply sewer to the Port Blakely project from a private source?

Darryl Piercy said the Plan looks at a very solid relationship between the cities of Port Orchard and Bremerton, the Port of Bremerton, and Kitsap County, which have all identified their roles of commitment towards the development of that infrastructure.

John Ahl said it sounded like public funds will be providing infrastructure.
Darryl Piercy said no, but that public agencies are willing to step up to create the mechanisms to make sure that happens and as the Plan develops further, the funding options will be defined. He said this is a planning document, not a development document. He reported that this document sets forth policies, how it comes together and how it will be done. He said the incentive is that it begins to provide predictability to the owners; it is not an all-inclusive document; the Master Plan created the blueprint.

Tom Nevins expressed concern that development of this land will preclude identifying other land in the County as Industrially zoned land.

Darryl Piercy said there is one other area that is already identified in the Comprehensive Plan that has the kind of potential for a good transportation link and the development of utilities and other infrastructure necessary for a viable successful industrial development. He reported this area is in the Silverdale area and zoned Industrial and Business Park. He said the project in Poulsbo is more for retail.

Mike Gustavson asked how many usable acres were available in the Silverdale site?

Darryl Piercy said between 800 and 1,200 gross acres.

Richard McConaughy asked for clarification on the Port of Bremerton’s position on the SKIA project?

Ken Teaberry of the Port of Bremerton said there is an eight-week process in place that is in jeopardy; development is down to creating businesses lot by lot. He reported that the Port has the capacity of water and sewer available to create approximately six small-block expansions and over a period of time, to develop those lots.

Darryl Piercy said on pages 9, 31, & 39 of the Draft SKIA Plan there are specific references to the Port of Bremerton and their existing plans. He reported that there is no desire by the County to change how the Port operates. He thought it would enhance the marketability of this property by developing a Master Plan in advance.

Mike Gustavson read from page 39, paragraph 6 of the Draft and understood SKIA would not have to design another Master Plan.

Darryl Piercy said the language in the Plan could be more clearly expressed.
Mike Gustavson said he had problems accepting that a new developer would be creating a Master Plan for this area.

Darryl Piercy said that would be the case only if the Port chose not to update and make their Master Plans viable for the tenants.

Deb Flynn said it seemed clear that if someone comes in with a development plan it must fit in the existing Master Plan in order to enjoy the expedited application process.

William Matchett referred to page 39 of the Draft, and said when reading the document he found Section 7 difficult to comprehend.

Darryl Piercy felt that Kitsap County and the Port were in agreement with the basic philosophies of this Plan.

William Matchett said, starting on page 38, the wording says, “Kitsap County will...” He hoped staff would get to policies when they come to an agreement with the Port.

John Ahl referred to a Memo dated July 29, 2002 from Bruce Freeland, stating the Master Plan was deficient.

The Planning Commission took a 5-minute break and reconvened at 10:47 A.M.

Darryl Piercy said the Port’s Master Planning is like going to the gas station; you have three options: premium, middle grade and unleaded.

Mike Gustavson asked who had the authority for sub-basin planning of this project?

Darryl Piercy said under State law, Kitsap County has the authority to do the sub-basin planning. He said the reason they thought sub-basin planning was appropriate was that they are dealing with three fairly important watersheds as part of the development of SKIA, and in order to look at the environmental issues through the SEPA review, it seemed very appropriate to try to identify a regional approach toward those impacts and deal with them on a regional basis.

Mike Gustavson said staff was looking at 27 sub-basins, and was concerned about the ability of the developer to pay the tax.
Darryl Piercy said it is important to look at the impacts on a wider basis than site by site; you look at those impacts as they occur on a sub-basin scale. He said there is even a broader scale, the requirement of looking at the sub-basin impact on the overall watershed itself.

Deb Flynn said she was not sure that was an issue because master plans identify sub-basins within their plan, so there would not be a master plan prepared for an area less than a sub-basin.

Darryl Piercy said in either case, there would be a site plan review. He said the idea is to maximize the investment by creating an end product that is the most predictable and most efficient in terms of marketability. He thought that was why the landowners were agreement to the Master Plan approach because it produces that end result, which is predictability.

John Ahl read the Implementing Regulations on page 3 of the Draft Master Plan Overlay Document and expressed concern that two separate property owners would be reviewing one sub-basin.

Alice Strand reported it was clearly defined in the Plan that the property owners would to get together to review the sub-basin; however, it was not spelled out the same way in the Ordinance.

Deb Flynn asked Darryl Piercy to address the design standards for impervious surfaces.

Darryl Piercy said they tried to make this process Performance-based, so staff did not dictate the solution. He said his staff has found that citizens tend to think more creatively if they can come up with solutions that make sense, versus solutions that are dictated. In the case of the aquifer recharge areas and zero impact development, he continued, the planning document identifies those areas that are already mapped as aquifer recharge areas; this Plan does not take zero impact development off or on the table, it leaves those options open. He noted that the planning document takes its reader to the requirements and goals.

John Ahl questioned who would pay for the sewer and water, and suggested a policy statement that clearly outlined the intent of the various shareholders regarding the development of the infrastructure.

Darryl Piercy asked them to look at the SKIA Draft of May 31, 2002, Appendix G, which was intended to address these issues.
William Matchett referred to a memo from Linda Niebanck, which explained why on-septic systems should be temporary and asked if staff was in agreement with this statement?

Darryl Piercy said the intent of the Master Plan was to have any system that was installed, as temporary.

Mike Gustavson referred to the June 27, 2002 SKIA Draft, Page 23, paragraph 1.2 with an example on page 35; he felt call centers do not provide living-wage jobs. He then cited the use of herbicides on page 48, paragraph 8; he did not see how they could protect the salmon while using herbicides.

Darryl Piercy said the Port of Bremerton has a need to apply herbicides that are licensed through the State.

William Matchett suggested they specifically say “except on runways.”

Mike Gustavson was concerned about page 48, paragraph 5, regarding “set asides.”

Darryl Piercy said staff would research this question.

Work Plan Discussion

Darryl Piercy handed out a suggested Work Plan to the Members.

It was reported the next SKIA Work Study Session is scheduled for September 3, 2002, at 9 A.M. in the Silverdale Community Center, Poplar Room.

No further discussion being heard, the Meeting adjourned at 11:55 a.m.

MINUTES approved this ______________day of_____________________, 2002.

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   Richard McConaughy, Chair

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   Jeannie Carstensen, Secretary