9:00 A.M.

Meeting Called to Order – Introductions

9:05 A.M.

➢ Opportunity For Public To Address The Planning Commission.

There was no public comment.

Richard McConaughy said the County Assessor is unable to attend this meeting and reported that he will be at the next meeting.

➢ Study Session to consider oral and written testimony received at the public hearing on August 27, 2002 and formulate a recommendation to the Board of County Commissioners regarding proposed changes to Title 17 of the Kitsap County Code regarding the storage of junk motor vehicles. The proposed changes will improve the consistency between Title 17 and the previously adopted Public Nuisance Ordinance (Title 9.56). Specifically, these changes add a section regarding the storage of junk motor vehicles, which will include an allowance for the storage of up to six (6) junk motor vehicles if adhering to certain criteria include the complete screening of the vehicles from other properties as well as the property owner initiating an Environmental Mitigation Agreement with the County.

Eric Baker reported that he met with car buffs after the public hearing and felt they were satisfied with these amendments.
Alison O’Sullivan of the Suquamish Tribe felt the issue of the fence would be
more cost effective than mitigation.

No further discussion being heard, a Motion was made by Tom Nevins and
seconded by John Ahl that the Planning Commission approves the changes to Title
17 of the Kitsap County Code regarding the storage of junk motor vehicles. The
proposed changes add a section regarding the storage of junk motor vehicles, which
will include an allowance for the storage of up to six (6) junk motor vehicles if
adhering to certain criteria. These criteria include the complete screening of the
vehicles from other properties as well as the property owner initiating an
Environmental Mitigation Agreement with the County. Vote: Aye: 7; Nay: 0;
Abstain: 1. Motion carried.

- Study Session to consider an update on the South Kitsap Industrial
  Area (SKIA) Plan.

Darryl Piercy explained that a number of issues had come forth at the last
SKIA meeting. He said the first goal was to preserve the process that the Port
and others currently enjoy, which was the quick and predictable review
process for building permits and the Site Development Activity Permits as
identified in the Zoning Ordinance. He noted in reviewing the Zoning
Ordinance that there was no element that detailed how a Master Plan is
developed and reviewed. He felt that issue should be addressed in the Zoning
Ordinance. The second goal, he continued, was that staff needed to further
define and identify those areas where the Port has historically had a Master
Plan that the County has recognized, and include those in the SKIA Plan so
they are clearly identified and also specify when the Port would be required to
update its Master Plan. He said the third goal, the Master Plan Overlay Zone,
came about as a result of initial thoughts that it would apply only to certain
portions of the SKIA Plan. He said the goal of the overlay plan was to
eliminate the Master Plan overlay zone, but within the new zone that is being
created, the Business Center Zone, would require master planning. He said
within the existing Industrial Zone address language where there is sub-basin
overlap, since Master Planning is done by sub-basin. He said where the
overlap occurs there would also be a Master Plan requirement within the
Industrial Zone. He said within the remainder of the Industrial Zone, Master
Plans would be an option as would site plan review if they wanted to do site
specific, site plan review. He reported if they want to take an area that
currently has no Master Plan that would also be an option of the applicant,
but there would still be a requirement for this overlap of infrastructure issues
from the new zone, the Business Center Zone to the Industrial Zone. He said
they are working on language that will implement that, as that is one of the
agreed-upon goals that they have with the Port. The fourth goal is to develop
criteria in the Zoning Ordinance that defines a Master Plan and to modify it
so it would be universal. He said the fifth issue is where they have
development within the SKIA Plan that requires permitting action by the
County; the Port would agree to allow the County to be the lead agency under
SEPA to conduct the environmental review. He said the sixth goal is that, if
the Port had a project that required no action by the County, they could
continue to act as their own lead entity for that SEPA review which they have
authority under state law to do. He said this is an important element for the
County because it would continue to allow the county to assess the
environmental impacts of a project and assign appropriate mitigation under
SEPA if that would be necessary. He made it clear that the Port and the
County have agreed upon these 6 elements in terms of goals and are now
developing language that will implement those goals. He hoped to get the
recommendations in the mail for their review within a week. He said the
other element that they are still looking at is the process for dealing with
potentially temporary on-site septic systems for certain developments. He said
they could allow for temporary on-site systems with the commitment that
connections would eventually take place. He said there was also some
discussion about the possibility of utilizing the existing Port treatment facility
that would be turned over to the City of Port Orchard for ownership and
operation; it could prove to be a less expensive option for sewer service.

Ken Attebery from the Port of Bremerton said he is pleased with the process
and noted that they have a lot of work to do in the text of the plan.

Mike Gustavson asked if they have a topographical map that they could use to
overlay the sub-basins?

Darryl Piercy said yes, and pointed to the individual sub-basins on the map.

Alice Strand reviewed a Memorandum she had written to the Planning
Commission regarding substantive comments made since the last meeting and
outlined them for the members.

Darryl Piercy asked for comments or issues from the Planning Commission.

Tom Nevins said the Planning Commission was reviewing a plan that depends
on job growth from 500 to 9,300 additional jobs, and felt that was quite a
reach. He said if that goal was attained within the next 15 years, then the
County will be in a position to allocate additional industrial land elsewhere,
but if they approved this plan, this plus the Port Blakely development, would
satisfy the demand up to 2017. He said he would like to hear from present
experts on what plans there are to generate this growth of jobs in the area?
Zoltan Szigethy, Executive Director of the Economic Development Council (EDC), said that the population in Kitsap County is expected to add another 100,000 people in the next 25 years and double in the next 50 years. He said these new residents have the choice of either sleeping here and working somewhere else, or sleeping here and working here. He said the County must put the pieces of infrastructure into place; the bridges, the ferries, and the telecommunications aspects, all of which they have been working on. He noted that the County’s Comprehensive Plan is only 5-years old, so it has just now begun to take hold. He said Kitsap County has undermined itself by a long process previous to that, because the Comprehensive Plan was not in place, so there was no predictability. He said that Kitsap has been included in a national depression over the last few years. He said while military jobs have helped provide balance, the “dot.com” bubble bursting and Boeing’s departure have both had an influence on this region. He said all these would argue against job growth; all the same, they have held their position pretty well in the last few years. He said without putting this kind of infrastructure in place, Kitsap County would not continue to be competitive.

Tom Nevins asked how Kitsap County would attract growth from 3 to 9 percent?

Zoltan Szigethy felt the County has a very good labor force, which included early retirees who are a boon to this area as well as a well-trained work force coming out of the Puget Sound Naval Shipyard. He said there are residents living in the County with high technology skills who prefer to live in Kitsap County even though the wages are less than those of Pierce and King Counties. He said our housing cost, in general, is lower than in most areas. He said the negatives are the gridlock on the east side and that in the past this County has not had a marketing plan; this is now coming. He made it clear we need sufficient and predictable alternative locations of industrially zoned land in the County. He reported another need is some larger buildings. He said we have made headway on other areas such as telecommunications and we will soon be state-of-the-art.

Lary Coppola asked how much affordable housing is available in Kitsap County?

Zoltan Szigethy said “affordable housing”, which is a technical term, is scarce everywhere. He said the Kitsap Consolidated Housing Authority is doing a good job in expanding the affordable housing aspect in the County. He said he was really pointing out comparative cost of housing, not affordable housing.
John Ahl said it seemed through this SKIA Plan, we are trying to add an incentive for people to come into our County as opposed to going somewhere else. He asked what is it about this Plan that makes it more desirable than another county’s plan?

Zoltan Szigethy said in order to come up with a living wage for a family; it would be a disadvantage to require one person to earn that living wage when it does not exist elsewhere. He said on the other side of the coin, what this plan does do is give very good predictability.

John Ahl asked if his worries were unfounded, because of the planning overlay and locked-in utilities and infrastructure?

Zoltan Szigethy said yes.

Ken Atteberry, from the Port of Bremerton, made it clear that a set of development standards was required to get a permit.

Zoltan Szigethy said the Port has done something that seems to be a small thing, but in the long run it could be a great thing, and that was to open up the railroad system all the way down to Grays Harbor; which gives Kitsap County access to deepwater ports. He said, as a result, would be much more developable in the future as it gives Kitsap the freedom to ship large goods out of the County.

Mike Gustavson said the last time they met with staff, the Planning Commission was presented with a number of acres that were targeted for development into industrial land. He asked where the County stood on achieving the target with the addition of the land in the SKIA plan and where additional land would be located in the County to make up for the short fall?

Zoltan Szigethy reported that the target goal was 2,900 gross acres; about 2,600 acres would be in unincorporated Kitsap County and the rest would be located in the four cities.

Mike Gustavson asked if the EDC could provide the Planning Commission with amount of usable acres?

Zoltan Szigethy said the Comprehensive Plan specifies how to calculate this.

Tom Nevins reported that the Port Blakely development and SKIA meet the need for Industrially Zoned land out to the year 2017.
Zoltan Szigethy said the Port Blakely development would add 200-acres of Industrially Zoned land.

Tom Nevins said he would like to see this clarified on page 25 of the SKIA plan.

Lary Coppola asked how many buildable net acres are needed for future development?

Tim Arnold, of the Economic Development Council, said that was difficult to calculate, because there are general formulas used for those calculations and it may be found in the SKIA plan that there was less developable land because of the mitigation of various environmental issues.

Zoltan Szigethy said you could go from the gross to a net; the definition of net does not mean much when you talk about smaller parcels. He said it means more when you talk about the total amount of land in a larger region, such as Kitsap County.

Lary Coppola responded that the answer he was looking for had a number attached to it.

Darryl Piercy said the County was planning for growth up to the year 2017, and to know that the projected amount would be enough usable land for development up to that time. He said that staff does not know what they should project for the year 2022, because when they look at population numbers up to 2022, they are going to be a little different than what they are talking about for 2017. He made it clear that the County was playing catch up and is preparing a regional study at the Kitsap Regional Coordinating Council level to see what Kitsap County wants to be in the future. He noted that cities and counties are now getting “on the same page”, working together to attract businesses to this area.

Tom Nevins noted that Kitsap County may be behind in its calculations of future growth, but is ahead of demand for industrial sites.

Darryl Piercy noted that the down turn in the economy has allowed them to catch up.

Lary Coppola asked how competitive this would make them with Tacoma?
Tim Arnold felt that having the SKIA plan in place would make Kitsap very competitive with Pierce County; telecommunications, rail system and bridges make them equal to Tacoma. He said they still would not be competitive for certain types of businesses, such as deep harbor trade and distribution centers, but overall they would be competitive.

John Ahl said it seemed apparent that there would be substantial changes in the final draft.

Darryl Piercy said the basic theme will remain the same, but the mechanisms to get there will be different.

Alice Strand said the hearing was left open and reported that the next Public Hearing is scheduled for September 24, 2002 at 9:00 A.M. in Silverdale.

➢ Study Session to consider the Kitsap County Comprehensive Plan Amendment process for 2002-2003 and those issues or items that should be considered for amendment during this year’s process.

Robert Alire submitted a Comprehensive Plan and Amendment Process for review by the Planning Commission members. He said they would be asking for approval from the Board of County Commissioners to have a Comprehensive Plan Review this year. He asked the members for any suggestions or ideas they felt the staff should consider in this year’s amendment process. He submitted a preliminary schedule to the members and reported that a Public Meeting is scheduled for September 10, 2002 at the Silverdale Water District. He said they are looking for the Board to adopt a Resolution in October, which will establish the schedule for the Comprehensive Plan amendment process.

John Ahl asked if the last review was published?

Robert Alire said the map has been published and the actual document is being reviewed right now for final publication.

John Ahl said it seemed that the last time they spent a lot of time on individual site reviews and not enough time on the Comprehensive Plan and asked if it will be the same this year?

Robert Alire said it depended on what was suggested to the Kitsap County Board of Commissioners and staff for review.

Lary Coppola reported that they had 3-years worth of applications last time.
Mike Gustavson expressed concern over the two-week limitation for submitted items for review.

Robert Alire said they would contact people on the GMA mailing list and those who requested to be contacted, who could come into the office and discuss their proposal with staff.

Linda Rowe asked if the application fee would be increased?

Robert Alire said no, it is the same fee and no longer includes the cost for SEPA review.

William Matchett asked if a public notice would be given?

Robert Alire said yes, they would advertise the public notice in the newspaper along with a notification to the residents on the mailing list.

Work Plan Discussion

Laura Ditmer submitted a Work Study Schedule to the Members.

Linda Rowe questioned the status of the Interim Forest issue.

Laura Ditmer said the County has hired a consultant and it was scheduled to be addressed this September.

No further discussion being heard, the meeting adjourned at 11:45 a.m.

MINUTES approved this ______day of ____________________, 2002.

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Richard McConaughy, Chair

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Jeannie Carstensen, Secretary