MINUTES

KITSAP COUNTY PLANNING COMMISSION
November 5, 2002


9:07 A.M.

Meeting Called to Order – Introductions

9:10 A.M.

A Motion was made by John Ahl and seconded by Linda Rowe that the Planning Commission approves the Minutes of July 30, 2002. Vote: Aye: 6; Nay: 0; Abstain: 1 (Mark Flynn not present at meeting) Motion carried.

A Motion was made by Deb Flynn and seconded by John Ahl that the Planning Commission approves the Minutes of August 6, 2002. Vote: Aye: 7; Nay: 0. Motion carried.

A Motion was made by Tom Nevins and seconded by Mark Flynn that the Planning Commission approves the Minutes of August 27, 2002. Vote: Aye: 5; Nay: 0; Abstain: 2. Motion carried.

A Motion was made by Tom Nevins and seconded by Mike Gustavson that the Planning Commission approves the Minutes of September 3, 2002. Vote: Aye: 6; Nay: 0; Abstain: 1. Motion carried.

→ Adopt the Findings of Fact and Conclusions of Law for the South Kitsap Industrial Area (SKIA) Plan.

Alice Strand distributed copies of the Findings of Fact, Conclusions and Recommendations of the Planning Commission to the Board of County Commissioners regarding the proposed adoption of the South Kitsap Industrial Area Plan. She asked if the members had any comments regarding these Findings.
Deb Flynn said it seemed they had adopted the Plan, but not the Ordinance. She questioned if the Ordinance was to be addressed today?

Alice Strand said the Ordinance would be discussed at a later date.

No further discussion being heard, a Motion was made by John Ahl and seconded by Deb Flynn that the Planning Commission adopts the Draft Findings of Fact, Conclusions and Recommendations of the Planning Commission to the Board of County Commissioners regarding the Proposed Adoption of the South Kitsap Industrial Area Plan. Vote: Aye: 6; Nay: 0; Abstain: 1 (Tom Nevins). Motion carried.

Mike Gustavson asked if they retained the ease of the permitting process for the existing Airport Industrial Area?

Alice Strand said yes, they have the ability to retain it if they go through the Subbasin Master Planning Process.

Tom Nevins said he abstained from voting on this issue because he was unable to see how it would be possible for Kitsap County to add 9,300 new jobs during this time period.

Consider a proposed Ordinance Amendment transferring some permit review authority from the Department of Public Works to the Department of Community Development:

- **Title 12: Stormwater Management**: Transfers Review of Stormwater Drainage permits, Grading permits to DCD;

- **Title 13: Waters and Sewers**: Transfers review of water or sewer district general comprehensive plan from County Engineers to Professional Engineer assigned to DCD;

- **Title 15: Land Division and Development**: Transfers items reviewed by County Engineer regarding Large Lots and Short Subdivisions to DCD Storm Drainage, Street Configuration/Traffic;

- **Title 18: Environment**: Transfers items reviewed by County Engineer Regarding Timber Harvest to DCD Storm Drainage Erosion Control Street Configuration; and

- **Title 21: Land Use and Development Procedures**: Transfers Clearing, Grading and Storm Drainage code interpretations to DCD;
Dave Tucker said at the beginning of 2002 the Board of Commissioners transferred 17 County employees, from Public Works to the Department of Community Development, who were responsible for reviewing permits. He reported what was not done at that time was to transfer the statutory authority from the Director of Public Works to the Director of Community Development. He then reviewed the proposed changes for the members.

No further discussion being heard, a Motion was made by John Ahl and seconded by Mike Gustavson that the Planning Commission approves the proposed Ordinance Amendments Transferring Some Permit Review Authority from the Department of Public Works to the Department of Community Development. Vote: Aye: 7; Nay: 0. Motion carried.

Darryl Piercy reiterated, since these Ordinance Amendments were code changes within the land use issue, they required approval by the Planning Commission.

(Break at 9:28 for 5 minutes.)

- Work Study Session with County Staff to consider oral and written testimony on the Draft Kingston Subarea Plan and Supplemental Environmental Impact Statement (SEIS) that was received during and following the October 29, 2002 Planning Commission public hearing.

Chair McConaughy clarified that the record would remain open until November 26, 2002 to receive additional written comments, but there will be no further oral testimony taken at this meeting.

John Ahl noted that lack of public notice would preclude them from receiving further oral testimony. He felt it is in the public’s best interest to attend and listen to these Work Study Sessions in order to keep pace with what is going on with this Plan. He noted that, on occasion, the Planning Commission has called for a point of clarification from some knowledgeable person in the audience.

Darryl Piercy noted that the Kingston process has been slightly different than has been historically observed in Kitsap County in that the Alternatives that have come forward for discussion are not labeled with a “Preferred Alternative.” He noted that would come forward after discussion in a later Work Study Session where the Preferred Alternative comes from the Planning Commission itself. He noted that that may or may not be one of the 4 alternatives that they heard at the Public
Hearing; it may be a modification or a hybrid of one of those alternatives, and as
such, they would anticipate another hearing process that could address that specific
Preferred Alternative. He said they hope this process provided more opportunity for
the public and Planning Commission to be involved in the development of a
Preferred Alternative.

- Study Session to review the proposed amendments/revisions to the
  South Kitsap Urban Growth Area – ULID #6 Subarea Plan with
  County staff.

Laura Ditmer submitted the McCormick Village Citizen Review Committee Report
to the members. She recounted that in April 2002, the Board adopted the Subarea
Plan for ULID #6 with modifications, outlined on the bottom of page 1. She said
the intent was to focus on Smart Growth principles to form a more community-
based center. She noted that through the process, a Village Center Concept was
developed. She said the Review Committee determined that they wanted additional
flexibility for mixed uses throughout the subarea boundaries, looking at the Urban
Low zoning designation that was the original zoning for the McCormick West area
and how they could further develop that to bring in mixed use and mixed densities.
The committee discussed how to bring coordination among all the land-use
designations so they could take it from a traditional Euclidian approach to
something that is much more flexible. She said throughout the process, they looked
at land uses they did and did not want. She noted that the committee did not want
to go with the “big box” stores and preferred small community retail, with uses that
would enhance that area. She said they are also integrating the Urban Low area,
which is McCormick West, to bring in a neighborhood center that would offer the
corner grocery, deli, etc., that can be within walking distance from home. She said
they began development of a new zoning code for that area, specifically an urban
cluster that looks at the Urban Low zoning in a more creative way so that you cluster
your development and still meet your densities, but the rest of the land would be
placed into community open space. She noted that the open spaces would be
connected throughout the boundary of the development. She pointed to the
Subarea Map and addressed the different areas.

Richard McConaughy asked staff to review the location of the public facilities.

Laura Ditmer said to the west there was another red area, which currently is set aside
for the school district.

Darryl Piercy noted that it is property that the school district currently owns and
also has an option on an adjacent piece. He said they are looking at the possibility
of doing a land trade with the school district for that property with another piece of
property to the north. He reported that the final location of the area for the public
facilities may change to an area north of Old Clifton Road, but will still remain within the urban cluster and continue to be served by trails and other non-motorized transportation networks. He said it is also important to note that the committee that worked on this represented a broad-based group of citizens who have been involved in the Subarea Plan development.

Laura Ditmer said that given this report and moving forward with the implementing code, the intent was to look 50 years into the future and start setting the foundation for the possibility of a Town Center.

Eric Toews of Cascadia Community Planning Services said their company was brought on board by the County to assist in implementing the Board of Commissioners’ direction contained in the Ordinance they adopted in April of 2002, whereby they adopted a modified Subarea Plan Preferred Alternative for ULID #6. He noted that Ordinance 269-2002, adopted by the Board, directed that up to 10 gross acres be designated Commercial Use based on a Town Center concept of mixed uses and densities; up to 90 gross acres zoned Business Park be provided for; and that a minimum of 70 gross acres of Medium Density Residential be designated to include provisions for affordable housing and mixed densities, with a maximum of 4,172 dwelling units within the subarea.

Deb Flynn asked if that number was build out?

Eric Toews said yes, it was tailored to accommodate the existing dwelling units plus the allocation of population converted into dwelling units. He noted that the key direction for staff and the consultant team was found in Section 3 of the Board’s Ordinance, which directed that staff prepare Amendments to the Comprehensive Plan, Zoning Code and other applicable development regulations as needed to adopt the Subarea Plan while maintaining consistency with the Comprehensive Plan and its development regulations. He said that the underlining policy emphasis was three fold: First, that a vibrant mix of urban uses should be provided for that is scaled to meet the needs of residents of the immediate area; Second, that the regulations foster the creation of safe, walkable neighborhoods; and Third, that the regulations promote the formation of an interconnected and integrated system of open spaces, trails, bike paths, and recreational areas. He said the real heart of the amendments focus on the development of the following new zoning districts: the Urban Cluster Residential Zone and the Village Center or Mixed Use Zone. He said on page 12 of the South Kitsap UGA/ULID #6 Subarea Plan: Proposed Amendments to the Kitsap County Zoning Code to Implement Ordinance No. 269-2002, Section 335, Urban Cluster Residential (UCR) Zone, the key was to find a way to promote flexibility in
the type of residential dwelling units allowed and also allow a number of non-
residential uses to occur, if appropriately limited within this district.

Deb Flynn asked if the Urban Cluster Residential Zone required clustering and if
incentives will be offered for clustering?

Eric Toews reported that clustering is not mandatory and incentives are not offered.

Mike Gustavson felt that it would be difficult to get that number of units into this
area and asked when the site plan would take place?

Eric Toews said the central requirement was found in the Urban Cluster Residential
Zone and in the Village Center Zone, the mandate to prepare a Comprehensive
Development Plan or CDP. He said this would apply to development occurring
anywhere within the subarea. He said it is a fairly unique approach, one they have
not seen models for; it is innovative drafting to achieve a comprehensive
development scheme for the subarea. He said it does not require the preparation of
a Master Plan by the Board’s Ordinance or the Subarea Plan, but the CDP
requirement comes very close and is a tool they believe will result in that
Comprehensive Development Scheme. He referred the members to Page 14 where
the requirement to prepare the CDP was located. He explained that this would be
required as an adjunct to any application for subdivision and the project proponent
needed to contemplate how the proposed project would fit into the overall
development scheme for the subarea to ensure that connections on the development
site are specific. He emphasized that in order to further subdivide any portion of
McCormick West or McCormick North, it would require the applicant to prepare
and submit a Comprehensive Development Plan concurrent with the Subdivision
Application. He said the other designation that is entirely new is the Village Center
Zone, found on Page 19 of the Draft. He said they have created a placeholder in the
Code, anticipating that the County may wish to develop and apply Mixed Use
Zoning in other areas of Kitsap County in the future. He said the notion was, to try
and promote a more vibrant, truly urban form of development, that has Residential
and Commercial Retail and service uses in very close proximity to one another.

Laura Ditmer reported that the committee’s report favored a 3-story building
approach to accommodate future growth.

Eric Toews noted that some of the issues the report centered on were: public safety,
traffic safety, the potential for crime, development regulations, and future design
guidelines would have to be structured in such a way to address these issues.
Mark Flynn said he was puzzled about planning for lower heights and providing flexibility to go higher later. He asked why not allow the flexibility for different heights in order to keep costs down?

Eric Toews referred to the proposed code language on Page 26 of the Draft.

Richard McConaughy questioned why the County was considering the development of this town center concept now?

Laura Ditmer said in the discussions that surround the Ordinance, the Commissioners wanted to envision a future town center. She said before getting to the town center, they had to set a foundation of a smaller scale, which resulted in the Village Center. She noted that it is not specifically addressed in the Ordinance; it allows flexibility to get to this point without the exact language.

Darryl Piercy added that this proposed subarea plan represents the first opportunity in urban planning for Kitsap County; to be able to look at the concept of Urban Centers and the idea of incorporating Mixed-Use and Multi-Use, that would support low-income housing as well as higher densities within Urban areas, in a way that can be attractive and make financial sense.

Tom Nevins asked if there were opportunities to look at existing areas and apply this code?

Laura Ditmer said that they would be applying this concept to the Silverdale Plan.

Mark Flynn expressed concern and felt caution should be used with wording such as “low income” and “crime”.

John Ahl asked for verification that the proposed Amendments to the Zoning Ordinance are to facilitate the development of this UGA in accordance with this Plan.

Laura Ditmer said yes, in addition to setting the foundation for moving forward in Kitsap County.

Tom Nevins asked if staff has looked at the worst-case scenario?

Darryl Piercy said it was an element of the discussion with the community members.

Deb Flynn commented that she was excited to see these concepts applied in areas such as Silverdale, where businesses were primarily auto-oriented.
Mark Flynn commented that he is eager for the County to begin using these development concepts.

Darryl Piercy noted that Bruce Freeland, Director of Community Development, was in the audience and invited him to address the Planning Commission.

Bruce Freeland thanked the Members for their work. He commented that they are a sort of a bearing plate between staff and the public.

Linda Rowe said they really appreciate the great job he has done and he will be missed.

Mike Gustavson asked when the Assessor would be addressing the Planning Commission?

Darryl Piercy said that might happen at the first meeting in December.

Mike Gustavson said he would like to see how building permits compare inside and outside the UGA.

Darryl Piercy said he would research this issue.

No further discussion being heard, the Meeting adjourned at 10:45 a.m.

MINUTES approved this _____day of ________________, 2003.

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Richard McConaughy, Chair

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Karen Halbeck, Secretary