MINUTES

KITSAP COUNTY PLANNING COMMISSION

November 26, 2002


9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

A Motion was made by William Matchett and seconded by Linda Rowe that the Planning Commission approves the Minutes of September 24, 2002. Vote: Aye: 8; Nay: 0. Motion carried. (Lary Coppola not present at this time.)

➢ Study Session to consider the Draft Kingston Sub-Area Plan and Draft Environmental Impact Statement (EIS) with County staff.

Shannon Bauman said the Planning Commission should consider a 2-part discussion, boundaries and alternatives. She said that “Alternative A” remained unchanged and was considered by the Steering Committee to be a viable alternative. She said “Alternative B” included the existing Urban Growth Area (UGA) and some lands to the west of Kingston that would include the Kingston Junior High School. She said this Alternative does have some sensitive areas so an Urban Restricted designation was given. She noted that the holding capacity analysis in the plan is a full build-out analysis. She said “Alternative C” included property to the south of Kingston. She pointed to property on the map and made it clear that individual property owners, not Olympic Resources, owned these properties. She said “Alternative D”, proposed by staff, has been the subject of some debate.

Linda Rowe asked why staff would make a proposal?
Shannon Bauman said that Alternative should be considered in the Environmental Impact Statement (EIS) to provide some higher density development to the north and also because of the stormwater issue.

Rick Kimball, Department of Community Development Environmental Review, said that the State Environmental Policy Act requires that a whole range of alternatives should be reviewed. He said it is important to remember that staff was not making a particular recommendation.

Shannon Bauman said that staff still feels that “Alternative D” is a viable option.

John Ahl felt that the only way to control sewer and water runoff might actually be to allow dense development, because of the County’s ability to have more control.

Shannon Bauman said at the heart of the problem was the population allocation and water supply. She said the County has had a number of conversations with the Public Utility District (PUD), noting an additional source of water is needed for this Plan.

John Ahl asked if the water supply should drive the Plan?

Darryl Piercy said the staff felt that the Plan as presented does demonstrate, from the PUD’s perspective, adequate water supply for the area.

John Ahl asked what the Planning Commission’s charter is in this matter?

Darryl Piercy said staff would like this to be a process in which the Planning Commission’s thoughts, revisions and ideas could meld with the existing Plan.

Mike Gustavson said as he traveled through downtown Kingston he noted that the town is bursting at its boundaries. He suggested that if that area is not allowed to expand, it could cause problems into the future.

John Ahl suggested putting in commercial areas to the south.

(Lary Coppola arrived at hearing at 9:45 a.m.)

Tom Nevins felt that there are opportunities available for second story development.
Sonny Woodward, representing the Chamber of Commerce, recounted that back in 1989, the bulge in the community was apparent by the County and the Washington State Ferries. He said in the early 1990, there was a discussion of bringing a passenger ferry to Kingston. He believes they should consider that additional density would occur in this area.

Jon Rose of Olympic Resource Management said that “Alternative C” was not just about the Arborwood development; the idea was to get a long-term plan for Kingston and its growth. He noted that his company are master plan developers, not commercial developers, so they know the benefit of housing people adjacent to open spaces. He then gave the historical information on the Arborwood project. He noted that Heritage Park comes out of the Parks & Recreation Plan. He said it was important to compare any one of the Alternatives to the text compiled by the steering committee, to see if the goals match up.

Betsy Cooper said the steering committee talked about job growth, but that the Plan would not create jobs for a significant number of people in this area. She said that the existing urban core is a multiple-use area and should be revitalized with commercial business at the street level and residential housing above. She referred to the last public meeting and noted that there were several comments expressed at that time that the Arborwood development should not be included in the UGA.

William Matchett observed that there are two opposed things going on in this discussion: 1) population is coming and we must find out how to deal with it; and 2) How can Kingston become more attractive to bring in additional population?

John Ahl said there is no assurance that additional people will relocate to Kingston. He said he would be more excited if there was a covenant that specified allowable uses for this area so that it would be adhered to.

Tom Nevins said the members might want to think about the worst-case scenario.

Deb Flynn said there is a vested plat at Arborwood and asked if it allowed 1 unit per acre?

Darryl Piercy said yes, the Arborwood Planned Unit Development set aside 500 acres of that site; it was approved with a particular layout that had lot sizes in the neighborhood of one-half acre because those lots needed to be able to accommodate septic systems. He said there is also a mechanism that
they have not discussed called a “developers agreement” that clearly outlined
the responsibilities and expectations of each party. He noted that the
downside of this is that those agreements are good forever.

John Ahl asked if that agreement would apply to areas outside of the UGA?

Darryl Piercy said yes, it could in terms of their relationship to the UGA. He
said it is important to keep in mind that the population forecast that they
have for this process is to the year 2017. He said in the near future, the
County would be looking at population forecasts to the years 2022 or 2025.
He noted that all of these Alternatives, in some way, accommodate additional
population beyond 3000, and can meet that population allocation. He said
the only one that is a possible concern is Alternative C.

John Ahl asked if the County is legally bound to these population allocation
projections?

Darryl Piercy said yes, one of the variables of Kingston is that there was no
assurance, during this process of population allocation, whether or not the
passenger-only ferry would come into existence, and what that would do to
the population projections for Kingston. He said one of the things they could
consider is to look at the immediate future needs based on existing conditions
and also look at the long-term future, based on possible conditions.

(10:25 a.m. the members took a 10-minute break.)

John Ahl expressed concern that at Alternative D would outgrow the projected
growth and said he was glad to see an interest in using other developed sub-
areas as examples.

Mike Gustavson expressed concern about getting overly strong with rules;
noting that when the Manchester Community Plan was developed, conditions
were included for development of a hillside community, which is very unique,
Kingston is not. He said he is concerned that too many rules can drive
development costs up.

Shannon Bauman said the Kingston Design Standards primarily deal with the
commercial part of Kingston.

William Matchett said it seems that the Council liked Alternative B and
would be willing to pursue an agreement with the developers of Arborwood
for that eastern portion of Alternative C.
Mark Flynn said he likes the idea of an agreement where the boundaries of the area were specifically spelled out.

Mike Gustavson said he would support the Planning Commission adopting Alternative B, but to include this in the UGA.

Sonny Woodward said he would reinforce that concept, as they have searched for 300 acres of land in the north end, and used two or three alternatives, none of which are close to Kingston except this particular opportunity. He said the community is desperate for ball fields.

Richard McConaughy said he was strongly in favor of Alternative B.

Lary Coppola said he agreed with Mike Gustavson’s idea.

John Ahl also agreed and cautioned that the Planning Commission does not overstep its boundaries.

Darryl Piercy pointed out the Urban Low areas on the zoning map and said if the members review this Plan from a critical areas standpoint, it was staff’s belief that urban densities here could not be achieved in a way that is consistent with the zoning. He said it would be more appropriate for those areas to be in an Urban Restricted Zone, which allows one to five units per acre versus a mandatory minimum of five units per acre. He said that would help in terms of some of the population numbers and they could also look at a phased or tiered approach after the 2025 population numbers become available.

John Ahl said it might be wise to table this discussion until such time that an agreement could be reached with the property owners.

Linda Rowe said she is definitely in favor of Alternative B as it is.

Tom Nevins said he likes the thought of increasing the density to the east through a Memorandum of Agreement. He said he also favored Alternative B, with the potential of adding this new idea of our backing Alternative C.

Deb Flynn said she liked having the open space undeveloped. She also liked Alternative B, but does not like Arborwood as it is; it seemed sprawled at one unit per acre. She said the substitute to that, outside of the UGA, was one unit per five acres, which she was not in favor of. She said the idea of making urban densities with that vested area is attractive to her. She said she would
like to hear from the legal staff whether having an agreement as part of a subarea plan is going to hold.

Darryl Piercy said staff could provide that.

Richard McConaughy said it seemed there is general consensus in favor of Alternative B, with strong consideration for a covenant.

Darryl Piercy asked the Members if they would like staff to pull together what they have used in other communities? He said they could take this information to the Steering Committee and hold another Public Meeting prior to submitting it to the Planning Commission. He said they would bring this back to the Members in the beginning of February 2003.

Sonny Woodward asked if the County staff could experiment with some ball field overlays?

Betsy Cooper reiterated that the focus should be on the watershed and large forested area.

➢ Work Plan Discussion

Laura Ditmer said a field trip to Port Gamble is scheduled for January 7, 2003 at 9:30 a.m. A regular Planning Commission meeting will be held at a location in Port Gamble.

No further discussion being heard, the meeting adjourned at 11:13 a.m.

MINUTES approved this _____day of ____________________, 2003.

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Lary Coppola, Chair

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Karen Halbeck, Secretary