
9:30 A.M.

Meeting Called to Order – Introductions.

9:35 A.M.

Ratify Election of Chair and Vice-Chair for 2003.

A Motion was made by John Ahl and seconded by Michael Gustavson that the Planning Commission nominates Lary Coppola 2003 Planning Commission Chair and Tom Nevins 2003 Planning Commission Vice-Chair. Vote: Aye: 8; Nay: 0. Motion carried.

9:40 A.M.

A Motion was made by Tom Nevins and seconded by Michael Gustavson that the Planning Commission approves the Minutes of November 5, 2002. Vote: Aye: 6; Nay: 0; Abstain: 2 (Matchett, Coppola not present at that meeting.) Motion carried.

9:45 A.M.

➤ A review of the County’s Open Space Plan with County staff.

Jim Avery, Kitsap County Assessor gave the members a yearly statement of assessment and explained that he was at this meeting to explain the plan and answer any questions that the members may have regarding this plan.
William Matchett said that it has been difficult to make the numbers match up on some of the applications that were submitted to the Planning Commission. Unfortunately, he continued, he did not bring those assessments to this meeting.

Jim Avery said that there was over one million dollars in open space in this County.

Tom Nevins felt there was some confusion with regard to the balance sheet that was submitted with each application.

Jim Avery said with the property tax shifts, just under ½ of 1 percent of the taxes are shifted over to the other taxpayers.

William Matchett said that the estimated taxes and the actual amounts did not add up on some of the applications that the Planning Commission reviewed and they were off by quite a large amount. He said that he would get those forms to Mr. Avery to review.

- Review the Draft Kingston Sub-Area Plan and Draft Environmental Impact Statement (DEIS) with County Staff.

Chair Lary Coppola noted that there seemed to be some confusion and made it clear that there would not be any public testimony taken at this meeting.

Darryl Piercy recounted that at the previous hearing on the Kingston Plan, the Planning Commission members seemed to favor Alternative B and the members requested that staff determine what information would change if the “Arborwood” project or a portion of that would be added to the boundaries of Alternative B. He reported that the County considers the Arborwood Planned Unit Development a vested project; it is not to be considered approved, but by being vested it would be reviewed under the rules that were in place at the time the application was submitted to the County. He further reported that Arborwood would continue to go through review. He explained that the Environmental Impact Statement (EIS) for this project was appealed to the Hearing Examiner, who chose to set it aside until the County’s Comprehensive Plan was completed. He said that now that the Comprehensive Plan was complete, the Hearing Examiner would review the appeal of the EIS for Arborwood in the near future.

Deborah Flynn said that in the draft Kingston Sub-Area Plan it suggests that the Arborwood project was approved and read this section from the Plan.

Darryl Piercy agreed and said that was why they were stating this at this meeting; those sections in the Sub-area Plan will be corrected to reflect this.
William Matchett stated that Arborwood would be considered under a different set of rules.

Darryl Piercy said yes, when the application is reviewed, staff would use the Zoning Ordinance that was in effect at the time that Arborwood was submitted to the County.

Lary Coppola asked if the Planning Commission could go forward with the Kingston Plan with the understanding that a portion of Arborwood would be subject to the old plan?

Michael Gustavson said that Olympic Resource Management made a proposal to the Planning Commission at the last meeting; how would that affect the original project?

Darryl Piercy said that Olympic Resource Management would not be forced to build anything that they did not want to build, but they could modify their plan to be part of the subarea plan, which might give them additional building options. He said that Shannon Bauman would discuss a developer’s agreement in her presentation. He said there was also a concern about the water supply for the Arborwood project as well as the population allocation for this area.

Shannon Bauman gave a copy of the letter sent from the County to Olympic Resource Management and the Urban Growth Area Conditions of Approval, which is part of an ongoing discussion with the County and Olympic Resources Group to determine if their proposal could be accepted. She said that a developer’s agreement is one that will progress with time, which Sue Tanner of the Prosecutor’s Office is looking into. It is not clear, she continued, at what point this agreement would occur, but the letter sets out the conditions that would be included in that agreement. She said that there would be other conditions that would be added in addition to those addressed in the letter, as negotiations continue on this project. She then reported that the County would have 5 years to purchase the property (Arborwood) shown in the new Arborwood proposal for a “Heritage Park” at its current zoning.

Lary Coppola asked what would happen if the County could not come up with the money for the purchase?

Shannon Bauman said that Olympic Resources would be then able to develop this site at its current zoning. She said that part of the agreement would allow Olympic Resources to withdraw their application for a plat, which is a bit of a separate issue in the way it was stipulated.
William Matchett asked if the plat would still be in place if the County did not buy the land?

Shannon Bauman said that the “clock” would start when the agreement was signed.

Darryl Piercy said that would provide Olympic Resources the ability to develop under the new zoning regulations.

John Ahl stated that the concept of Arborwood becoming part of Alternative B was very appealing, but the population allocation for Kingston was insufficient to support its inclusion. He further stated that UGA boundaries are a “one way ratchet”, in that, once established, they are not likely to be withdrawn. On the other hand, there is nothing to preclude the County from modifying a UGA at some future date to include the Arborwood site if the population allocation numbers could justify the addition. He asked if there were some urgency to justify building over 700 additional homes now. He stated that this project had all the characteristics of a new fully-contained community as defined in the GMA, but population allocation or reserve was unavailable to create such a community. He suggested that the Planning Commission therefore defer consideration of Arborwood as part of the Kingston UGA.

Tom Nevins asked how the population allocation was determined?

Mike Gustavson asked if the development was grandfathered was there any reason that Olympic Resources could not develop with the original plan; was the County falling into a trap?

When asked why the developer had not already developed the Arborwood site, John Ahl surmised that there was probably no current demand for that many new houses in the north end of the County; and he believed the developer would not develop unless there was a demand.

Darryl Piercy said that the staff felt that their recommendation would be very similar to that which was expressed by John Ahl; the water and population issues were both concerns for staff and those issues need to be resolved. He then explained that population projections for the entire County are done by the Kitsap Regional Coordinating Council (KRCC) to determine how the population would be developed within the UGAs and then into the rural areas. He said with the population numbers to 2017 there was a range of population numbers used, because there was no individual population analysis of the Kingston area. He said that staff worked within this range and the population numbers worked with that. The alternatives worked with those population numbers and he said that the Planning Commission should look closely at Alternative B to create an Urban Reserve Area (URA).
He said with Arborwood, when the population became available, that area could be the next to develop with open space and park property. He felt that this was the only devisable way to look at this.

Lary Coppola said when the population became available, how would Olympic Resources develop this property?

Darryl Piercy said that it could be developed a couple of different ways.

Lary Coppola said if this were in Urban Reserve at the time of development, which rules would they use?

Darryl Piercy said within a 5-year window they could apply under the old rules; if that “window” had expired, then Arborwood would be developed under the new zoning rules.

William Matchett felt that the population figures do not push the County beyond Alternative A.

Darryl Piercy said that the Kingston UGA was developed at about 5 to 6 dwelling units per acre, which is one of the highest densities in the County. He suggested that the Planning Commission consider some higher density zoning in the UGA.

Shannon Bauman said that the capacity analysis shows a low and high-end range and full build-out. She said that there was no market factor built into these numbers.

John Ahl read the build-out numbers of each of the alternatives for high and low from the Plan and he felt that Alternative B would provide more opportunity for building higher density residential units than Alternative A.

Darryl Piercy said that Alternative B would also provide for the public facilities, such as the schools, within the UGA.

John Ahl said the Planning Commission has focused on the UGA boundaries and he has heard recommendations that the alternatives include some design standards for the business and residential areas like the Suquamish and Manchester subarea plans. He felt that if the Planning Commission were to give direction to staff he would suggest using Alternative B as the recommended Alternative, with some “flesh on the bones”. He said that he was not in favor of designating an Urban Reserve area at this time.
Shannon Bauman said that she was compiling the comments received from the meetings, which included suggestions for goals and policies that she would be mailing to the Planning Commission.

Mike Gustavson felt that Kingston was starved for potential commercial areas and he would like the committee to look at where there could be future commercial sites.

John Ahl suggested that some neighborhood commercial be added to this Plan as well.

A Motion was made by John Ahl and seconded by Richard McConaughy that the Planning Commission recommends to staff that Alternative B be considered the “recommended alternative”, including the various policies and design elements of that Plan; following that that staff provides this information to the steering committee for review; returning back to the Planning Commission for a study session followed by a public hearing.

Mike Gustavson suggested that there was a potential to include some “highway commercial” zoning in this plan.

Deb Flynn said that in reviewing the low and high capacities for Alternative A and Alternative B, if this is within the population projection, would there need to be a change in some of the zoning on this?

Darryl Piercy felt there those numbers needed clarification, explaining that these were gross acres and not net acres because they do not subtract land for roads, critical areas and the market factor.

Shannon Bauman reiterated that Row J represented full build-out. She also clarified that the 2.46 in Row J represents persons per household, not dwelling units per acre.

Vote: Aye: 8; Nay: 0. Motion carried.

Deb Flynn said she had several items that she wanted to better understand that were not brought up in the discussion today. First she asked about the Kingston Design Study and design standards for residential areas.

Shannon Bauman said that the County did not formally adopt the Kingston Community Design Study, but the Kingston design standards developed from this study were adopted for the commercial areas of Kingston; residential design standards have not been a topic of discussion.
Deb Flynn suggested that the design standards be added to the subarea plan by reference.

Shannon Bauman agreed.

Deb Flynn wondered about appointing a committee to watch over the plan, monitoring individual modifications to applications.

Lary Coppola did not feel that the subarea plan should be micromanaged.

Darryl Piercy said that they could go to the community group and re-define that role with the advisory committee.

Deb Flynn said she was confused about how much water was available and whether there were enough hookups.

Darryl Piercy said that a plan put forth by the Public Utility District (PUD) would allow for additional water connections, which would meet the alternatives brought forth in the plan.

John Ahl asked for the current consumption estimates per person used to determine capacity.

Darryl Piercy said previously it was 225 gallons per person per household and the new numbers were more like 150 gallon per person per household.

Mike Gustavson said given those numbers, what is the maximum build-out for water consumptions?

Shannon Bauman said that was difficult to determine since the PUD serves more than Kingston and the Kingston UGA. She suggested that the staff could go back to the PUD and see if they could break out the Kingston numbers.

Deb Flynn noted a letter from “Stillwaters”, which requested an Urban Restricted zone for some land adjacent to an estuary and an unnamed creek feeding into Carpenter Creek. She asked if staff could look at those areas addressed in that letter and get back to the Planning Commission at the next meeting. She also noted a request for an intersection analysis.

Shannon Bauman said that the County does not have the resources to do an intersection analysis; usually private developers do that.
Tom Nevins said that he would like to meet here for future meetings on the Kingston Plan.

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

**DOCUMENTS ADDRESSED AT MEETING**

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Planning Commission Agenda dated January 7, 2003</td>
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<tr>
<td>B.</td>
<td>Planning Commission Minutes dated November 5, 2002</td>
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<tr>
<td>C.</td>
<td>Planning Commission Meetings 2003</td>
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<tr>
<td>D.</td>
<td>Explanation of Open Space Tax Shift, Valuation and Current Use Assessment</td>
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<tr>
<td>E.</td>
<td>UGA Conditions of Approval for Olympic Property Ground Land</td>
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<tr>
<td>F.</td>
<td>Draft Letter from Kitsap County to Jon Rose, President, Olympic Property Group regarding Arborwood Plat PUD dated December 20, 2002.</td>
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MINUTES approved this ______________ day of ____________________, 2003.

Lary Coppola, Chair

Planning Commission Secretary