

MINUTES

KITSAP COUNTY PLANNING COMMISSION

PUBLIC HEARING

January 24, 2006

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6 **The Kitsap County Planning Commission met on the above-stated**
7 **date at the Givens Community Center, Kitsap Room, 1026 Sidney**
8 **Ave, Port Orchard, Washington 98366. Members Present: John Ahl,**
9 **Tom Nevins, Dean Jenniges, Brian Bekeny, John Taylor, Lary**
10 **Coppola, Mike Gustavson and Monty Mahan. Members not present:**
11 **Chair, Deb Flynn. City of Port Orchard Planning Commission**
12 **members present: Gil Michael, Tadina Crouch, Rob Putaansuu and**
13 **Tim Drury. Staff Present: Scott Diener, James Weaver, Greg Cioc, Jim**
14 **Bolger, Commissioner Angel and Acting Planning Commission**
15 **Secretary Brynan Pierce.**

16
17 **7:00PM**
18

19 **A. Vice Chair John Taylor called the meeting to Order and**
20 **introduced the Planning Commission members present from**
21 **the City of Port Orchard and the Kitsap County Planning**
22 **Commission.**

23
24 **Vice Chair Taylor-Encouraged everyone in attendance to review both**
25 **sides of the agenda and turn off any cell phones. Taylor informed the**
26 **public that the meeting is recorded and minutes are provided after**
27 **they are approved on the Kitsap County web site. Taylor introduced**
28 **Joanne Long-Woods, Planning Director for the City of Port Orchard.**
29 **James Weaver, Senior planner with Kitsap County was introduced.**
30

31 **Weaver- introduced the consultant team from AHBL starting with**
32 **Michael Katterman, AICP, Associate Principal;, Senior Planner; and**
33 **Gwen Rousseau, Planner Denise Lathrop, AICP, a consultant from**
34 **Adolfson, Inc. was also introduced. Weaver explained the binders**
35 **provided to all Planning Commission members that included: the**
36 **draft Sub-Area Plan, draft Environmental Impact Statement (EIS),**
37 **appendices with the land use reclassification requests, reasonable**
38 **measures, study area wildlife list, transportation analysis and**
39 **methodology and the Annapolis water system improvements. There**
40 **is also a population development allocation report prepared by**
41 **Gregory Easton and a scoping report. The County is now going into**

1 the Phase III component of this two year process. The planning
2 process began in 2003. Since that time we have been working closely
3 with the Citizens Advisory Group (CAG), the community members,
4 staff, local infrastructure providers and the City of Port Orchard to
5 bring the four land use alternatives and provide analysis through the
6 draft Sub-Area Plan and EIS. This process has taken the majority of
7 2004 and 2005. The document was provided to the public on
8 December 21, 2005 which was also the beginning of the 60 day
9 comment period. The comment period was originally 45 days, but
10 was extended another 15 days, to February 6, 2006, at request of the
11 City of Port Orchard. At the January 10, 2006 Planning Commission
12 meeting the roles of the Kitsap County and City of Port Orchard
13 Planning Commissioners were defined. Upon a selection of preferred
14 alternatives, preparation of a final Plan/EIS would commence, and a
15 public hearing with the Board of County Commissioners would be
16 held upon completion. There will be an opportunity for public
17 testimony at tonight's hearing as well as at the Board of County
18 Commissioner's hearing.

- 19
20 • Monty Mahan-Requested that the presentation be shortened
21 because of the number of citizens in the audience waiting to
22 give testimony.

23
24 **Weaver- Stated the presentation can be condensed.**

25
26 **Denise Lathrop- Was responsible for coordinating the Environmental**
27 **Impact Analysis Statement for the Port Orchard/South Kitsap Sub-**
28 **Area Plan. One of the key roles of the plan was to look at urban**
29 **growth area options for the City of Port Orchard to accommodate an**
30 **additional 9,700 people and approximately 2200 new jobs by 2025.**
31 **Another goal was to provide an opportunity to live, work and do**
32 **business within the Port Orchard community. Part of the community**
33 **development of the area we looked at the ability for provisions of**
34 **public services and utilities as well as protection of the natural**
35 **environment. The EIS was broken into natural and built environment.**
36 **Critical areas were subtracted from the initial land capacity analysis.**
37 **The larger the UGA, the greater the effects to the critical areas. From**
38 **the built environment, each alternatives represent how the Sub-Area**
39 **will be developed in the future. Much of the development will occur**
40 **on undeveloped property or through redevelopment of some areas.**
41 **In September there was an open house/scoping meeting where**

1 citizen's comments were submitted about issues that they wanted
2 discussed. Some of the issues were avoiding shortage of buildable
3 land, having a smaller UGA, having a larger UGA, and protection of
4 the natural environment and ecosystem.

5
6 **Michael Katterman-Briefly went through the four alternatives.**

7 **Alternative 1 is the no action alternative which is required under the**
8 **state Environmental Policy Act. Alternative 1 does only allows us to**
9 **accommodate approximately 2,055 additional people. We are, again,**
10 **looking at the accommodation of approximately 9,700 people. This is**
11 **based on existing zoning. Alternative 2 adds commercial zoning to**
12 **the South near Bethel Road and residential south of Bielmeier Road**
13 **and over to Phillips Road. It also adds to the North along Baby Doll**
14 **Road to the Sinclair Inlet. It also increases to the South West along**
15 **Glenwood Road and adds more commercial along Sidney and some**
16 **industrial along Old Clifton and South West Cook road. Alternative 2**
17 **was developed by the Citizens Advisory Group (CAG) and has the**
18 **capability to accommodate from 9,500-19,000 additional people.**

19 **Alternative 3 was based on input from the City of Port Orchard. There**
20 **are many similarities between alternatives 2 and 3. Alternative three**
21 **has the capability of accommodating from 9,500-18,600 people.**

22 **Alternative 3 includes more property along Berry Lake Road. There is**
23 **some commercial along Bethel and Sidney. There is less residential**
24 **south of Bielmeier and does not go as far north along Baby Doll road.**

25 **Alternative 4 was put together primarily by the consultant team to**
26 **cover the other end of the spectrum. Alternative 4 includes**
27 **alternatives 1, 2, &3 plus some additions. Alternative 4 has the**
28 **capability to accomodate13, 000-19,000 more people. The Additional**
29 **areas are along Sedgwick road, north of Long Lake, and around**
30 **Anderson Hill road. Some higher and medium densities were added**
31 **within the existing UGA primarily where low density is now. One of**
32 **the questions that needs to go before the Planning Commission is,**
33 **do we expand the UGA? If we don't we need to be able to**
34 **accommodate for the population.**

35
36 **Weaver-Kitsap County received 86 land use reclassification requests**
37 **from property owners. The land use reclassification request process**
38 **was setup by the Board of County Commissioners to allow property**
39 **owners to voice specifically what their properties are desired to be**
40 **designated during the Sub-Area planning. Each request was scanned**
41 **and delivered in a CD-ROM format within the binders before the**

1 Planning Commissioners. The Citizen Advisory Group (CAG)
2 reviewed the requests at their June 9, 2004 meeting and voted
3 unaminously to forward them to the Planning Commission for review
4 with criteria to be developed by staff. The criteria developed included
5 four main points which included 1. Receiving the requests by the May
6 31, 2005 deadline. 2. The properties were in the study area defined by
7 the CAG. 3. Did the request fall within one of the four land use
8 alternatives identified in the scoping report. 4. Is the request
9 consistent with one of the four land use alternatives identified in the
10 scoping report. Out of all the criteria 55 land use requests were
11 supported. 23 were not, and some were excluded. James asked Lary
12 Coppola to discuss the CAG process and recommendation.

- 13
- 14 • Coppola- The vote for alternative 2 was unanimous. The group
15 met for the past two years with 20+ members of the public, a
16 former Commissioner, a former planning director, professional
17 planners, two members of the Planning Commission, two
18 members of the Port Orchard Planning Commission meeting as
19 well as developers, environmentalists, and the United Way
20 executive. It was a good mix of the community. Members of the
21 public were encouraged to participate. It was such a long
22 process, we went through two sets of consultants and two
23 County Planning Directors. The alternatives are a pretty good
24 consensus of where the majority of the CAG felt the UGA
25 should be expanded. Not everyone got what they wanted, but
26 there were a lot of compromises as there would be in a process
27 like this one. Overall, the CAG felt it was a good process and we
28 welcome your opinions.
 - 29
 - 30 • Taylor-Introduced Commissioner Angel and Assistant Director,
31 Jim Bolger. Taylor explained the Planning Commission would
32 take a break around 8:30 and stated public comment is limited
33 to three minutes, but has flexibility. Taylor asked the public to
34 state their names and area where they live.

35

36 SPEAKERS

37

38 Fred Depee, South Kitsap resident-Is in favor of alternative 4 with
39 some changes. Depee was on the CAG for the past two years and
40 understands the process. Changes he would like to see include

1 a map correction on Baker road where wetlands are shown, but do
2 not actually exist, the study area to include 4 parcels near Phillips
3 Road because it would be conducive to future development in the
4 area, Long Lake not becoming urban because it is already developed
5 out, more commercial development around the Sidney Sedgwick
6 area. Depee is unclear about how much gross area will be allowed
7 urban.

8
9 Tom Donnelley, South Kitsap resident-Submitted written testimony
10 for the record and would not like to see Port Orchard expanded at
11 this time.

12
13 Rhonda Edwards, South Kitsap resident-Spoke about her piece of
14 property on the corner of Estonia and Sedgwick roads with a house
15 on the property. The zoning is currently Urban Reserve, and is
16 requesting the zoning to become Highway Commercial.

- 17
18 • Brian Bekeny-Asked if Ms Edwards had submitted a land use
19 reclassification request form and she had.

20
21 Jerry Harless, South Kitsap resident-Thanked the City and County
22 planning staff for all of there hard work. And asked the question, *do*
23 *we expand the UGA?*” Harless is disappointed to see that the draft
24 Environmental Impact Statement (EIS) does not provide enough
25 information to answer that question. He believes there is a missing
26 alternative that accommodates the projected growth in the existing
27 UGA. Alternative 1 does not do it because it falls short in numbers
28 and all of the other alternatives expand the UGA. Harless indicated
29 that the plan promises a lot of future work for an understaffed DCD,
30 and feels this is a Sub-Area plan which is supposed to be the
31 focused detailed answer to South Kitsap. Promises that we won’t
32 keep should not be made. Another element missing from the plan is a
33 Capital Facilities Plan (CFP) that will provide urban services and
34 facilities to urban areas. The primary residential zone is 5-9 dwelling
35 units per acre. Since 1998 three units per acre has been achieved.
36 That is almost ½ of the minimum. It is because urban densities
37 cannot be achieved without sanitary sewers. The CAG members with
38 development experience voiced concerns about stormwater facilities.
39 The minimum requirement in the GMA is a 6 year plan that puts us to
40 2012. That means the original Comprehensive Plan needs to be fully
41 sewerred in the CFP. This is not a technicality; we are just not going

1 to be able to accommodate the growth we need to provide for. Some
2 of the commercial/industrial expansions, especially in Alternative 4,
3 there are brand new homes that people just sit on which doesn't
4 seem likely that they would want to turn into commercial. Harless
5 was disappointed with Fred Depee's recommendation of alternative
6 4, when there was a unanimous vote by the CAG to recommend
7 alternative 2. There was a lot of time, hard work and heartache put in
8 to come up with a unanimous decision and it would be a waste to see
9 all of that thrown out. Harless is disappointed with the land use
10 reclassification request process and the way it was laid out.

11
12 Rick Gienger-Representing Verona Andrews, South Kitsap resident-
13 Submitted written testimony for the record.

- 14
15 • Jenniges-Asked for the parcel number.

16
17 Ron Wiley, South Kitsap resident-Has property on Bethel road,
18 currently zoned residential, that he would like zoned commercial to
19 expand his business. The area is more suitable for commercial
20 zoning because of other surrounding businesses.

- 21
22 • Coppola-Asked Wiley how long he has had his business.

23
24 Wiley-About 20 years. We started out with about three or four
25 employees and have grown to 25 employees.

- 26
27 • Jenniges-Asked how far outside the UGA the property is.

28
29 Wiley- The property is just across Highway 16.

- 30
31 • Jenniges-Asked if the County will allow Wiley to expand.

32
33 Wiley-Is not sure what he is able to do and that is why he filled out
34 the reclassification request form.

- 35
36 • Jenniges-Asked James Weaver to clarify Wiley's options.

37
38 Weaver- Explained it was his understanding that the current zoning is
39 rural residential and the existing use is grandfathered in as a
40 previously conforming use.

41

1 **Pat Waters, South Kitsap resident-Thanked the Planning**
2 **Commissioners for all for their hard work. Waters is in favor of**
3 **alternative four and would like to see a more aggressive plan that will**
4 **provide affordable housing, and more land to build on. Also, the site**
5 **specific process is a big process that should be carefully looked at**
6 **separately from the Sub-Area planning process.**

7
8 **John Kincel, South Kitsap resident-Watched his property change**
9 **from 1 acre residential to 10 acres urban reserve. With this process,**
10 **Kincel would like to change the use of his property.**

- 11
12
 - **Gustavson-Asked which of the alternatives would satisfy**
13 **Kincel's proposed changes.**

14
15 **Kincel- All of them, the property is north of Bielmeier.**

- 16
17
 - **Jenniges-Asked if Kincel submitted a reclassification request.**

18
19 **Kincel-Did not because he found out about the process in**
20 **September. Kincel and his wife asked staff from DCD if there was**
21 **going to be any changes regarding development earlier in the year**
22 **and staff told them no.**

23
24 **Arnie Norm, South Kitsap resident-Has 22 acres of land on Beach**
25 **Drive. Before the GMA the property was zoned R2 and R1. Norm was**
26 **advised at the time to annex his property into the sewer district,**
27 **which he did approximately 13 years ago. When the GMA was**
28 **enacted, Norm's property was down zoned to five acre minimum lot**
29 **sizes without compensation or special consideration. All of the**
30 **property has a view. When the property was purchased in 1978, Norm**
31 **had the hope of developing the property to give to his children, and**
32 **be able to do anything he wanted. Norm urges the Planning**
33 **Commissioners to recommend Alternatives 2 or 4.**

- 34
35
 - **Mahan-Asked if there is currently sewer on the property.**

36
37 **Norm-Said no, because of the cost.**

38
39 **Don Ryan, South Kitsap resident-Purchased a piece of property on**
40 **the North side of Sedgwick between Geiger and Ramsey roads during**
41 **the land use reclassification process as well as three other pieces of**

1 property. The whole south side of Sedgwick is zoned commercial, but
2 the north side is not. Ryan owns a business on Mile Hill which he
3 would like to expand, which is the reason he submitted the land use
4 reclassification request. Ryan feels zoning the north side of
5 Sedgwick commercial would better accommodate his needs as well
6 as others. Nobody wants to live that close to the highway.

- 7
- 8 • Tim Drury-Informed Ryan that his parcel north of Sedgwick that
9 is in the city limits was recently changed to commercial.
 - 10
 - 11 • Jenniges-Asked Ryan if he submitted a reclassification request
12 and asked for the reference number.
 - 13

14 Ryan-Believed the Reclassification Request number is number 83.

15
16 **Break: 8:30**

17
18 **Reconvene: 8:40**

19
20 **Bill Palmer, South Kitsap resident-Is representing**

- 21 • Steven and Rhonda Edwards
- 22 • Jimmie and Midge Haskins
- 23 • Richard A. Brown
- 24 • Valerie Higgens/Richard Shaw
- 25 • Terrance Simmons
- 26 • Sherman Coulon
- 27 • Harold J. Hatch
- 28 • Wilson Grant
- 29 • Velma Ortendahl
- 30

31 For the Higgens/Shaw, Simmons, and Coulon properties, alternatives
32 two, three, and four reflect their requests. For the Brown property,
33 alternative four would accommodate that request. The Edwards
34 property on Estonia Lane would like to have their property rezoned to
35 HTC which would fit with the surroundings. The Haskins property
36 also requests recommendation for rezoning the property to HTC. The
37 Hatch property is located near the Wiley property. It is easy to extend
38 sewer and water to the area, but sewer is not necessary. Palmer does
39 not feel Kitsap County has enough Urban Growth Area. Palmer is
40 concerned that the alternatives are not accurate with the CAO.

1 Palmer recommends expanding the UGA to include the Wiley and
2 Hatch properties. The Wilson property is off Retsil zoned Urban Low,
3 and requests zoning of Urban Medium. The Wilson property is
4 located between a bar and a restaurant.

- 5
6 • Coppola-Asked if there is anything on the property.

7
8 Palmer-No, it is vacant.

- 9
10 • Jenniges-Asked for clarification on the location.

11
12 Palmer-To the east is the teriyaki and is close to the Blue Goose
13 Tavern.

14
15 Palmer-The next properties to discuss are the Ortendahl properties.
16 The first located on Beach Drive, is currently Rural Residential, and
17 would like to rezone to Urban Low. The other property is located on
18 Woods road, currently zoned as Rural Residential and would like to
19 rezone to Urban Low.

20
21 Dick Brown, South Kitsap resident-Noted that everyone wants to
22 discuss site specifics. The CAG deferred them to the Planning
23 Commission and here we are. Brown would like to use the process
24 that has been used before where site specifics went to the Planning
25 Commission and everyone had proper notice, staff couldn't say who
26 is included and who is not. That is a decision for the Planning
27 Commission and the Board of County Commissioners. Brown would
28 like a meeting on map corrections where citizens can show staff
29 mistakes. It is very important that you adhere to the Bethel Corridor.
30 Brown would like the EDC to review the commercial and industrial.
31 Also, regarding the Wilson property, it is between a tavern and a
32 teriyaki place; it does not need to be low density. When the process
33 started the CAG discussed houses in Parkview Terrace selling for
34 \$135,000.00. Now lots are selling for \$100,000.00. There is something
35 wrong with this picture. There is not enough Urban Growth Area.
36 Within the next year, lots in the urban areas are going to sell for
37 \$110,000.00. GMA is a destroyer of people's rights. I recommend
38 alternative two, which will best accommodate the County. I
39 encourage you to follow a true CAG.

- 40
41 • Jenniges-Asked Brown what is wrong with alternative four.

1
2 **Brown-First of all, this will get appealed and alternative four has too**
3 **much acreage. Tom Donnelly's group will appeal this even though he**
4 **voted for alternative two. The Wiley property is almost even with**
5 **Bielmeier. Why don't we zone Wiley? All we are going to do is run**
6 **him and his company to a different County. Brown thanked James**
7 **Weaver for sticking around through the loss of consultants.**

- 8
9 • **Gustavson-Asked Brown how large he thinks the Gig Harbor**
10 **shopping plaza is.**

11
12 **Brown-It is several hundred acres. And we have several 100 acres in**
13 **the County. There is approximately 160 acres on Sidney and**
14 **Sedgwick. There is also not a single large piece of property without**
15 **wetlands.**

- 16
17 • **Gustavson-Asked out of the 160 acres, how many are**
18 **developable.**

19
20 **Brown-With the new setbacks, maybe ½ because we are bordered by**
21 **Black Jack creek. You can't work James Weaver and the rest of the**
22 **staff 18 hours per day, and then take away their compensation**
23 **money. Kitsap County is just training their employees to go work for**
24 **Pierce and King Counties. We lost Monty Mahan for more money and**
25 **a better job.**

26
27 **Loren Olsen, South Kitsap resident-Purchased a piece of property on**
28 **Bielmeier which is a county owned gravel pit. It was turned into a fill**
29 **site and has been operating as a fill site since 1994. The zoning**
30 **needs to be changed to commercial or industrial. It is there best use.**
31 **Builders used to have a basic permit where we could just get our**
32 **permits. If we could have those again, it would help DCD.**

33
34 **Jerry Mischel, South Kitsap resident-Has lived at his residence since**
35 **1974. It is true that when the land use reclassification requests a**
36 **gentleman came around and enlightened the neighborhood on the**
37 **process. Prior to the Comprehensive plan, there was zoning of one**
38 **acre. If an area is designated as urban reserve, it should be looked at**
39 **as urban. Mischel feels the area is close enough to services needed.**
40 **The area should be zoned at higher density.**

41

1 **Susan Daniel, South Kitsap resident-Thanked the Planning**
2 **Commission and staff for their time. Daniels has property on**
3 **Anderson Hill near the area that a water line is being put in. Daniel**
4 **has called Bremerton to ask how to connect to the water line.**
5 **Bremerton says that is Port Orchard's water line and Port Orchard is**
6 **saying that it is Bremerton's water line. Daniel would like the answer**
7 **to that problem. Daniel is also here to recommend alternative four,**
8 **especially for Anderson Hill.**

- 9
- 10 • **Taylor-Asked if there is anyone who has not had a chance to**
11 **speak.**
 - 12
 - 13 • **Jenniges-Asked Taylor why the minutes of January 10, 2006**
14 **have not been approved yet.**
 - 15
 - 16 • **Taylor-Wanted to make sure everyone had a chance to speak.**
17

18 **Weaver-The comment period has been extended to February 6, 2006.**
19

20 **Ahl made a motion to close the public hearing, however, leave the**
21 **record open for written comments until February 6, 2006. Coppola**
22 **seconded. Ahl also included that the Planning Commission see the**
23 **Port Orchard Planning Commission's recommendation.**
24

25 **The VOTE: Yes-8 No-0**
26 **Motion carried.**
27

- 28 • **Gustavson-Asked for a layover indicating buildable and**
29 **unbuildable land.**
30

31 **Jenniges made a motion to approve the minutes of January 10, 2006**
32 **as submitted. Gustavson seconded.**
33

34 **The VOTE: Yes-8 No-0**
35 **Motion carried.**
36

37 **Jenniges made a motion to adjourn the meeting. Gustavson**
38 **seconded.**
39

40 **The VOTE: Yes-8 No-0**

41 **9:15 PM Meeting adjourned with no further business.**

Kitsap County Planning Commission – January 24, 2005

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Exhibit No.	Description
	A. January 24, 2006 Agenda
	B. Legal public notice for the January 24, 2006 Planning Commission work study session
	C. PowerPoint Presentation of the Port Orchard/South Kitsap Draft Sub-Area Plan and EIS
	D. Written testimony from Tom Donnelley
	E. Written testimony from Rick Gienger/Debra Torgerson
	F. Sub-Area Land Use Reclassification requests represented by Bill Palmer
	G. January 10, 2006 Minutes

MINUTES approved this _____ day of _____ 2006.

Deborah Flynn, Chair

Brynan Pierce, Planning Commission Secretary