

Kitsap County Planning Commission –March 28, 2006
MINUTES
KITSAP COUNTY PLANNING COMMISSION
Work/Study Session
March 28, 2006

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6 **The Kitsap County Planning Commission met on the above-stated**
7 **date at the Kitsap County Fairgrounds, Eagle’s Nest Conference**
8 **Center, 1195 Fairgrounds Road, Bremerton, WA 98311. Members**
9 **Present: John Ahl, Tom Nevins, John Taylor, Mike Gustavson, Monty**
10 **Mahan, Dean Jenniges and Chair, Deb Flynn. Not Present: Lary**
11 **Coppola and Brian Bekeny. Staff Present: Scott Diener, Eric Baker,**
12 **Philip Fletcher, Jim Bolger, and Planning Commission Secretary,**
13 **Bryan Pierce.**

14
15 **9:00 AM**

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17 **A. Chair Deb Flynn called the meeting to Order and**
18 **introduced the Planning Commission members present.**

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21 **Approval of Minutes**

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23 **B. November 8, 2005**

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25 **A motion was made by Monty Mahan and seconded by John Taylor**
26 **that the Planning Commission minutes of November 8, 2005 be**
27 **approved. THE VOTE: Yes-7 No-0. Motion carried unanimously.**

28
29 **February 14, 2006**

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31 **A motion was made by Monty Mahan and seconded by John Taylor**
32 **that the Planning Commission minutes of February 14, 2006 be**
33 **approved. THE VOTE: Yes-7 No-0. Motion carried unanimously.**

34
35 **February 28, 2006**

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37 **A motion was made by Monty Mahan and seconded by John Taylor**
38 **that the Planning Commission minutes of the February 28, 2006 be**
39 **approved with the change that Dean Jenniges was not in attendance.**
40 **THE VOTE: Yes-6 No-0 Abstained-1**

1 **C. Work/Study Session**

2
3 **CAO Mapping Requests**

4
5 **Eric Baker-** At the last Planning Commission meeting there was a
6 request for maps showing the amount of buildable lands. The map
7 Baker has presented is from the Central Kitsap Urban Growth Area.
8 All of the yellow areas on the map show a critical area and or its
9 buffer, consistent with the newly adopted Critical Areas Ordinance.
10 Also, all of the blue areas on the map are shown as vacant land
11 according to the assessor's records. With vacant land there is a
12 significant amount of it constrained by critical areas. One of the
13 concerns brought forward was, any land encumbered critical areas is
14 entirely unbuildable. There have been many discussions about this
15 and there are a number of ways to build around this. Baker informed
16 the Planning Commission that density is not lost on parcels with
17 critical areas, but can be transferred to another portion of the
18 property. Staff has taken the critical areas into consideration and has
19 taken the mapping coverage and has provided a reduction. For
20 wetlands and streams it is 75%, for steep slopes it's 50%. There are
21 numerous site specific and CAO adjustments that may be allowed.
22 The deduction reduces the amount of land to net developable acres.
23 The key to this discussion is that staff has taken into consideration
24 the critical areas constraints located in all of the urban growth areas.
25 In the updated land capacity analysis, this is taken into account in a
26 conservative manner. Baker did not have the total amount of acres
27 encumbered by critical areas, but will as soon as possible. Baker
28 wanted to give the Planning Commission ample opportunity to
29 comment on this and is open for any questions or concerns.

- 30
31
 - **Mike Gustavson-**Asked if all of the yellow areas show critical
32 areas and their buffers.

33
34 **Baker-**Stated that if the buffers on the streams from the Critical Areas
35 Ordinance are calculated, some assumptions need to be made for
36 streams that are unclassified.

- 37
38
 - **Gustavson-**Asked if the setbacks are included as well.

39

1 Baker- Stated only with the buffers because setbacks are reducible
2 and generally other setback requirements don't have as much as an
3 effect on the macrol level.

- 4
- 5 • Gustavson- Asked about the blue and white areas on the map.
- 6

7 Baker- Informed the Planning Commission that the white areas is
8 developed in someway or another, but maybe not be developed to
9 the density required by the zone. The areas in blue are vacant lands.
10 They either have nothing on them or something less than \$20,000 in
11 value. The map does not show redevelopable lots.

- 12
- 13 • Gustavson- Stated that some of the lots in the white area are
14 designated urban medium and asked if they are built out. And
15 asked if the urban reserve designations are not built out.
- 16

17 Baker- If the area is not blue, there is most likely some form of
18 development on them. In case of urban medium, there is something
19 on the property. As far as urban restricted, a lot of large parcels are
20 urban restricted due to critical areas.

- 21
- 22 • Gustavson- Asked for clarification on the definitions of urban
23 restricted and urban reserve.
- 24

25 Baker- Informed him that urban restricted is a lower urban zone
26 designation. Urban low, which is the standard urban density at 5-9
27 dwelling units per acre, and the density, is usually determined by the
28 property owner. Urban restricted is applied in areas with significant
29 amounts of critical areas, and reduces the 5-9 units in urban low to 1-
30 5. That density is determined by the land itself. There is very limited
31 building in urban restricted and staff has had a hard time with that.

- 32
- 33 • Gustavson- The Commissioners have indicated that providing
34 sewer to accommodate density will be a financial challenge. It
35 might be helpful to show sewer on the maps. With the
36 population allocation, Gustavson cannot see 2300 acres of
37 vacant land.
- 38

39 Baker- Re-developable lands are not shown on the map. The county
40 as a whole is looking at all of the various urban growth areas. There
41 are certain areas that can take more.

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- John Ahl-Asked how Bainbridge Island plays into all of this.

Baker- Stated that Bainbridge Island has their comprehensive plan and land capacity analysis. The cities are treated differently by Growth Managements because they talk about annexation, not urban growth area expansion. Over the last ten years Growth management has looked at the county as the evil entity in the production of urban sprawl. The 10-year Comprehensive Plan update will acknowledge their plan to the best of our ability and will take their capacity and utilize that in County wide planning efforts.

- Ahl-It seems they have a huge capacity.

Baker-It is up to the Bainbridge Island citizens to see how they want their city to grow.

- Taylor-Asked if the numbers that Baker refers to are only being applied to Kitsap County or if they are being applied to all of the cities as well.

Baker- Stated that the numbers are for each of the cities and each of the UGAs. The updated land capacity analyses are looking at the unincorporated land.

- Taylor-Asked if the population allocation is to accommodate in the unincorporated areas.

Baker- Stated they will go county-wide.

- Taylor- Stated that 60 years ago, most of the people in Kitsap County lived in the city.

Baker- Stated that Growth Management is looking at cost savings for transportation with the cities due to lack of rural roadways.

- Dean Jenniges-Is pessimistic about transportation issues. He feels that people understand infrastructure is not available and it is ignorant to tell people where they can or cannot live.

- 1 • **Gustavson-Asked for a breakdown of where the 100,000 people**
2 **are supposed to reside in Kitsap County.**

3
4 **Baker-Explained that 75,000 will go into the new urban area including**
5 **the cities and the other 25,000 will go into the rural area. It is also**
6 **broken down as followed:**

7
8 **Gorst: 75ppl**

9 **West Bremerton: 1000ppl**

10 **East Bremerton: 1200ppl**

11 **Silverdale: 8,000ppl**

12 **Central Kitsap: 8,000ppl**

13 **Port Orchard: 13,000ppl**

14 **Poulsbo: 13,000ppl**

15 **Bremerton: 20,000ppl**

16
17 **Baker-Has a chart he will send to the Planning Commission.**

- 18
19 • **Ahl- In response to Commissioner Jenniges' comments about**
20 **transportation, speculated that the rising price of gasoline**
21 **might cause a shift in public attitudes towards commuting,**
22 **fuel-efficient cars and public transportation.**

- 23
24 • **Gustavson-Stated that he was at both of the public hearings**
25 **and feels it would be beneficial for the citizens to know what**
26 **areas are urban and what areas are rural. Gustavson also**
27 **questions if there are 10,000 empty rural lots. If there are not it**
28 **may be helpful to look at the rural forests.**

29
30 **Baker-Stated that rural forest's will be discussed during the 10-year**
31 **update and he will also look for the numbers to pass along to the**
32 **Planning Commission.**

- 33
34 • **Gustavson-Stated that rural lots are very desirable, but are**
35 **predictable when they will run out.**
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37 • **Nevins-Has heard of a number of available lots and feels there**
38 **is sufficient time before they will run out. Nevins also believes**
39 **that price is a factor with available lots.**

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- **Taylor- Stated from a real estate perspective, there are not any available affordable lots. Most he has seen are all selling for \$100,000.00.**
- **Jenniges- Stated that Kitsap County does not have any urban villages because we are highway driven.**
- **Chair Flynn- Feel that people want urban villages because they are safe. Silverdale is not a safe place for people to walk around.**
- **Jenniges- Stated people don't walk around Silverdale going from shop to shop, they drive because it is not safe. Jenniges also asked Baker for the rider-ship for Kitsap County.**
- **Taylor- Suggested the Board of County Commissioner's and the Planning Commission take the train down to Oregon to look at the villages. It may be something Kitsap County would be interested in doing.**
- **Gustavson- Asked what the dashed line on the map indicated.**

Baker- Stated it was the UGA.

- **Jenniges- Stated that the consultants talk about transportation and he feels that they need to look at the real aspects of transportation.**

Jim Bolger- Stated that is part of the transportation analysis and level of service.

- **Jenniges- Sat in on a sewer meeting with the City of Bremerton and felt it was a waste of time for citizens because they had their own ideas already.**
- **Taylor- Stated that we are looking at the County for the next 20 years and really feels the Commissioner's should take the train down to see Oregon.**

Baker- Stated that two of the Commissioner's have been there.

- 1 • Nevins-**Stated that there is not a 25% market factor, but a 2000%**
2 **market factor because plans are being updated every five years.**

3
4 **Baker-Will send the Planning Commissioners a copy of the ULCA**
5 **numbers if they need them.**

- 6
7 • **Chair Flynn-Feels a summary would be appropriate instead of**
8 **the whole document.**
9
10 • **Gustavson-Would like the numbers broken down for the public,**
11 **so they have a feasible map to look at.**
12
13 • **Jenniges-Asked if there is or will be a meeting between Kitsap**
14 **County and the City of Bremerton to discuss the 10-year**
15 **update.**

16
17 **Baker-Stated the 10-year will discuss framework for discussions with**
18 **other cities about future annexations and what will happen in the**
19 **interim.**

20
21 **A motion was made by John Taylor and seconded by Mike**
22 **Gustavson to pursue and trip to Portland with the Board and**
23 **Planning Commission within the next 90 days.**

24 **The VOTE: Yes-2 No-2 Abstained-3**
25 **Motion failed.**

26
27 **Agenda Items**

- 28
29 • **Chair Flynn-Stated some of the agenda topics for the joint**
30 **meeting between the Planning Commission and the Board have**
31 **be consolidated.**
32
33 • **Taylor-Wants all of the topics discussed.**

34
35 **Bolger-Does not think it is a good idea to add more topics to the**
36 **agenda they already have, but refining them would be fine.**

- 37
38 • **Taylor-Asked why the Planning Commission cannot be on the**
39 **Board's calendar for 2007.**
40

1 **Bolger-Does not know why, unless they are already booked.**

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- **Chair Flynn-Thinks it is a good idea to leave it on the agenda to discuss with the Board.**

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- **Gustavson-Would like a joint meeting every six months.**

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10-Year Update

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10 **Baker-Informed the Planning Commission of a date change on the 10-**
11 **Year update schedule. The three May 8th, 9th and 10th meetings have**
12 **been consolidated into one on May 9th, which will probably last an**
13 **hour longer then the regular meetings. Baker also informed the**
14 **Planning Commission that after the visioning elements are compiled,**
15 **they will be brought forward to the Board and them.**

16

17

- **Chair Flynn-Asked Baker if there will still be a Planning Commission on May 23rd.**

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Baker-Informed her there will be a meeting. He wants to keep all of the scheduled meetings to keep everyone updated and on track.

21

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- **Chair Flynn-Does not understand how the joint work/study sessions will work with the Board because the Planning Commission does not want the Board telling them what they should recommend.**

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Baker-Stated the Work/study sessions will be a discussion and consensus on the alternatives to complete the EIS.

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- **Jenniges-Asked what will happen to the Seabeck marina.**

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Baker-Stated that he is not sure, it is not part of the 10-year update.

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- **Taylor-Is opposed to joint work/study sessions, but is in favor of joint public hearings.**

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- **Gustavson-Is in favor of joint sessions because he feels it allows the Board to understand why the Planning Commission gave their recommendations.**

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- Taylor-Attended the Visioning workshop in Central Kitsap and does not think letting the citizens take the microphone is a good idea.
- Gustavson-Spoke with people at both of the visioning workshops and a lot of them felt that the format of the workshops was a failure and the citizens wanted a clear answer of what was going on.

Baker-Understands that the visioning workshops are difficult for people to grasp, and appreciates all of there input.

- Jenniges-Stated the visioning statements are hard to understand if there are not subsets. Jenniges feels there needs to be appropriate statements for the areas being looked at.
- Nevins-Received a message from a citizen that felt the side conversations the Board of County Commissioners were having were inappropriate and showed lack of interest.
- Chair Flynn-Reminded the Planning Commission of the April 19th Open Space joint meeting. Hopefully the Planning Commission will have their recommendation on April 25th.
- Jenniges-Asked for a new schedule with the 10-year update meetings and all other Planning Commission related meetings.

Other Business

- Nevins-Suggested changing the regularly scheduled 9-12PM Planning Commission meetings to evening meetings so more of the public could attend and possibly compensate staff time with time off.

Baker-Stated the County would have to utilize additional staff because we can't take time off as it is due to the present workload.

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- 1 • **Gustavson-Feels the majority of the people who attend are**
- 2 **retired anyway and have morning time available. He would stick**
- 3 **with morning meetings.**
- 4
- 5 • **Chair Flynn-Feels night meetings would allow for a lot more**
- 6 **people to be in attendance.**
- 7
- 8 • **Taylor-Stated that everyone in the room has families and other**
- 9 **lives and feels it would be too burdensome on staff.**
- 10
- 11 • **Jenniges-Feels night meetings are too difficult and understands**
- 12 **that staff is not allowed to take their administrative time.**
- 13
- 14 • **Ahl-Is not sure evening meetings would accomplish anything,**
- 15 **and is swayed by the burden on staff.**
- 16

17 **Diener-Introduced Kitsap County’s newest Senior Planner, Philip**

18 **Fletcher.**

19

20 **Philip Fletcher-Spoke about where he is from and informed the**

21 **Planning Commission that he has directed three Economic**

22 **Developments and has interest in transportation planning.**

23

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25 **D. 12:10PM Meeting Adjourned with no further business.**

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29 **Exhibit No. Description**

30

- 31 **A. February 28, 2006 Agenda**
- 32 **B. Legal public notice for the February 28, 2006 Planning**
- 33 **Commission work study session**
- 34 **C. Memo from Rick Fackler bout Cost/Use analysis requests**
- 35 **D. Building limitations map submitted by Mike Gustavson**
- 36 **E. 10-Year Comprehensive Plan Schedule**
- 37 **F. Transportation Presentation**
- 38 **G. January 24th Minutes**
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40 **MINUTES approved this _____ day of _____ 2006.**

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Kitsap County Planning Commission – March 28, 2006

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Deborah Flynn, Chair

Brynan Pierce, Planning Commission Secretary