

Kitsap County Planning Commission –April 11, 2006
MINUTES
KITSAP COUNTY PLANNING COMMISSION
Work/Study Session
April 11, 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, Lary
10 Coppola, and Dean Jenniges. Not Present: Monty Mahan, Chair Deb
11 Flynn, and Brian Bekeny. Staff Present: Eric Baker, Philip Fletcher,
12 Rick Fackler, Katrina Knutson, and Planning Commission Secretary,
13 Brynan Pierce.

14
15 **9:00 AM**

16
17 **A. Vice chair, John Taylor called the meeting to Order and**
18 **introduced the Planning Commission members present and**
19 **noting that Chair Flynn, Brian Bekeny, and Monty Mahan were**
20 **not in attendance.**

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22
23 **Approval of Minutes**

24
25 **B. March 28, 2006**

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27 **A motion was made by John Ahl and seconded by Tom Nevins that**
28 **the Planning Commission minutes of March 28, 2005 be**
29 **approved. THE VOTE: Yes-5 No-0 Abstained- 1. Motion carried.**

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31
32 **C. Work/Study Session**

- 33
- 34 • **Ahl-Informed staff that he will not be able to attend the joint**
35 **public hearing on April 19th.**
 - 36
 - 37 • **Jenniges-Asked what the format will be at the April 19th joint**
38 **public hearing.**

39
40 **Rick Fackler-Stated that the joint meeting will be with the Parks**
41 **Board and the Planning Commission to receive testimony on the**

1 Parks, Recreation, and Open Space Plan. Each body will have a
2 chance to deliberate at later dates.

3
4 Parks, Recreation, and Open Space Presentation

5
6 Rick Fackler-Informed the Planning Commission that the Open Space
7 Plan needs to be updated every six years and the County's deadline
8 is June 1st of 2006. If the plan is not adopted, the County may not be
9 eligible for state funding and grants. The Growth Management
10 Hearings Board made the Open Space Plan an element of the
11 Comprehensive Plan. There were 4,000 survey's mailed out to
12 residents of Kitsap County asking what the high priorities of parks,
13 recreation, and open space would be. High priority was given to:
14 Maintenance, purchase of land; especially waterfront, and community
15 centers. The most popular activities that were surveyed were: trails,
16 and passive recreational uses. Funding options included: no new
17 taxes, partnerships, and maybe user fees.

18 Through the Open Space plan process, there were six public
19 workshops, 18 focus groups, stewardship committees, two meetings
20 with facilities providers, three meetings with the cities, and two
21 upcoming public hearings. There is also the website with weekly
22 reports, related documents and an email feedback.

23 When citizens were asked about the need for trails, they
24 indicated that 90 miles would be sufficient. Within the parks, they
25 would like to see: hiking, mountain biking, equestrians, interpretive
26 trails, and beach walks. Through the community, people would like to
27 see: neighborhood trails, safe school routes, and bike lanes. At the
28 trail heads, benches, restrooms, drinking fountains, adequate
29 parking, and interpretive signage is desired.

30 When asked about water access, citizens indicated that they
31 launches and campsites every 3-8 miles for kayakers. Motorized
32 boaters need two boat launches on Hood Canal, and one launch on
33 Point no Point. The access to water is needed for marine and
34 freshwater. Amenities needed are: floats/piers at launches,
35 restrooms, interpretive signage, restrooms, fresh water, garbage
36 cans, and campsites.

37 Citizens were asked what they would like to see for
38 preservation. Some needs for land types included: wildlife habitat,
39 cultural/historical resources, forest lands, agricultural lands, and
40 scenic views. For prioritization, people would like to: use existing

1 **studies, identify target species for preservation, and have**
2 **connectivity.**

3 **There is a need for open fields for recreational activities**
4 **including kiting, dog agility, disc golf, society for creative**
5 **anachronism, and archers. Amenities needed for these activities**
6 **include: restrooms, benches, drinking fountains, adequate parking**
7 **and covered areas.**

8 **Staff met with Mothers of small children to discuss**
9 **playgrounds. 18 playgrounds are needed in Kitsap County. They also**
10 **found that at least two covered playgrounds are needed in this area**
11 **due to the weather. Separation for age groups is ideal. Security**
12 **should include a 4ft fence and trees, not shrubs. Amenities would**
13 **include: benches/picnic tables, restrooms, drinking fountains,**
14 **adequate parking, tube slides, teeter totters, swings, spring toys,**
15 **rubber matting, and plastic climbing walls.**

16 **There was a strong interest for more gardens in Kitsap County.**
17 **Citizens would like opportunities for gardens in all parks. People**
18 **would like to see native plants and some pea patches. Amenities**
19 **would be water and educational signage.**

20 **Non-traditional uses that are of interest include: skateboarding;**
21 **with skate parks in South Kitsap, and future expansions in North**
22 **Kitsap and Central Kitsap. Long boarders are of interest with a need**
23 **for concrete slabs with possible sharing with soap box derbies. A**
24 **miniature railroad is needed in new locations and possible**
25 **expansions of already existing ones. Amenities would be to have the**
26 **areas vandalism proof, bathrooms, drinking fountains, adequate**
27 **parking, benches, art walls, and garbage cans.**

28 **Dog parks are of interest as well. The citizens would like seven**
29 **more off leash parks 5-20 acres in size with varied terrain. Amenities**
30 **for the parks would be: a fence, adequate parking, restrooms,**
31 **drinking fountains, covered areas, benches, picnic tables, trash**
32 **container, scoop bags, and posted rules.**

33 **ORV's are of interest from some of the citizens. A motor cross**
34 **track 5-20 acres would be ideal. The amenities for the track would be:**
35 **bathrooms, adequate parking and campsites.**

36 **Military presence creates a high demand for practice shooting.**
37 **Citizens feel that the County should maintain its current facilities and**
38 **have an indoor range as well.**

39 **Performing arts are growing in Kitsap County and an indoor**
40 **theater, an outdoor concert venue, and outdoor space for expressive**
41 **arts. Amenities needed are practice rooms, a kitchen, a lobby,**

1 storage, dressing rooms, and restrooms. Amenities for concert space
2 are security, 40x60 pads, storage, restrooms, and parking.

3 Bainbridge Island has an aquatic center that citizens would like
4 to see replicated in Central and or South Kitsap. Amenities needed
5 for that would be: parking, bathrooms, locker rooms, warm water,
6 ventilation, water slides, diving boards, hot tubs, kid’s pools, and a
7 lazy river.

8 Sports Courts are very popular in Kitsap County; they are so
9 popular that there is not enough room for everyone to enjoy them.
10 The citizens have indicated that they would like additional court
11 space operated for public use through out the County. Basketball,
12 volleyball, table tennis and pickle ball are all of interest. Amenities
13 needed are bathrooms, locker rooms, adequate parking, and water
14 fountains.

15 The County spoke with teens about the need for teen centers.
16 They decided that one centrally located center, not ran by schools,
17 for teens ran by teens would be ideal. Amenities would include:
18 spaces for social and active recreational uses, and activities
19 available county-wide.

20 Additional sport fields are needed in Kitsap County, including:
21 baseball, softball, soccer, rugby, football, and lacrosse. Amenities
22 needed for all of them would be: restrooms, drinking fountains,
23 benches, concession stands, and adequate parking.

24 Recreational programmers are needed in the County to have an
25 integrated web site for recreational programs.

26 Needs, issues, and concerns were raised in the process and
27 were grouped into seven themes.

28 **1. The County’s role**

29 To provide regional facilities

30 Open Space

31 Special Events Programming

32 Partnerships to meet non regional needs

33 **2. Property Acquisition**

34 Limited and Targeted

35 **3. Management**

36 Development of parks

37 Management of large land base

38 Maintenance of parks

39 **4. Funding**

40 Look creatively for additional funding sources for development
41 of parks

1 **Establish stable funding sources for park maintenance**

2 **5. Transition**

3 **Transformation to fit role of regional provider**

4 **Management rather than acquisition**

5 **Programming emphasis on special events**

6 **6. Civic Engagement**

7 **Provide public information**

8 **Proactively work with volunteers**

9 **Parks Advisory Board**

10 **Fair Board**

11 **7. Partnership opportunities**

12 **Work with others to address unmet needs**

13

- 14 • **Jenniges- Stated that he wasn't sure if he is for the NASCAR**
15 **track or against it, but the central circle could be used for a**
16 **variety of things. The parking could be eco-friendly which**
17 **would be costly to start with, but would be wonderful in the**
18 **long run.**

19

20 **Fackler- Stated a lot of Jenniges comments were heard during the**
21 **focus groups.**

22

- 23 • **Jenniges- Feels the County should pay for the pools on the days**
24 **that they are not open. And he feels that all of the fields are**
25 **hard to keep up.**

26

27 **Fackler- It is the parks intention to build turf fields for less**
28 **maintenance. If they are built correctly, they would only have to be**
29 **swept once a month.**

30

- 31 • **Jenniges- Has seen a lot of problems with the holes in the fields**
32 **and children getting injured. Jenniges would like to see**
33 **concession stands at fields. He feels they are imperative when**
34 **parents of multiple children have back to back games they are**
35 **attending.**

36

37 **Fackler- Stated that was discussed. The fields will be built to**
38 **accommodate tournaments which will need concession stands.**

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- 40 • **Jenniges- Stated that there are not any water-front parks, and if**
41 **there were, they wouldn't last because of all of the regulations.**

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Fackler- Stated the County purchased area in Hansville to create a water-front park that will require a lot of work.

- **Jenniges-Asked if there are problems with smaller parks.**

Fackler- Stated the County’s intention is to have large parks, so the smaller ones will not require as much attention.

- **Jenniges-Feels there should be a minimum park size. Jenniges also asked where the private softball fields mentioned are located.**

- **Nevins- Stated there is one on Central Valley Road.**

Fackler- Was not sure where the other ones are located, but church camps are private and those may have been included.

- **Jenniges- Asked for clarification on what an interpretive center was.**

Fackler- Informed him that an interpretive center is a place to look at historic memorabilia.

- **Jenniges- Asked if the boat launches are for salt and freshwater.**

Fackler- Said that they are.

- **Jenniges- Asked about the number of golf courses needed as stated in the plan.**

Fackler- Stated that was referring to 17.1 holes on the golf course.

- **Jenniges- Asked what impact fees would be used for infrastructure.**

Fackler- Stated they can be used for schools, roads, and parks.

- **Jenniges- Asked about the summary of total costs for donations and who were the donators.**

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Fackler-Informed him that is the value.

- **Gustavson-Suggested adding headers to the pages for easier readability. Gustavson asked about conservation funding and if it is part of real estate excise tax.**

Fackler-Informed him that it is not because it was enacted in 1991 by the Board of County Commissioners.

- **Gustavson-Stated that steam corridors are typically private, and asked how the County can consider them park land.**

Fackler-Stated that the County does not regulate the property and they generally go and speak to the property owners.

- **Gustavson-Stated that water dependant activities were removed from the CAO, but are still in the open space plan and asked what is going to happen with that.**

Fackler-Is unsure, but asked Gustavson if the water dependant activities are prohibited.

Eric Baker-Informed them that they are covered in the zoning code.

- **Gustavson-Stated the Shoreline master plan must be a reflection of the CAO.**
- **Lary Coppola-Asked if the answers to the survey were broken up to classify the high priorities.**

Fackler-Informed him that the survey is in an appendix on the website.

- **Coppola-Asked if the impact fees for 2007 and 2008 are reasonable due to the amount of construction Kitsap County has seen.**

Fackler-Stated that the Board of County Commissioners are the ones who determine if there will be impact fees. Fackler is not as knowledgeable about the impact fees and is not sure if the numbers

1 are a reflection of what has already happened or if it how much
2 money there is.

- 3
- 4 • Coppola-Asked if there is impact fee money in an account that
5 will be taxed.
- 6

7 Fackler-Said that there is.

- 8
- 9 • Coppola-Asked where the money came from, based on
10 construction, builders have run out of lots and the numbers for
11 the future years may be incorrect.
- 12

13 Fackler-Cannot answer that question because he did not work on that
14 section of the plan.

- 15
- 16 • Gustavson-Asked Fackler to bring that information to the
17 Planning Commission.
- 18

- 19 • Coppola-Asked if grant money is a crapshoot.
- 20

21 Fackler-Stated that it is and the County is deficient in so many ways.

- 22
- 23 • Nevins-Suggested spreading the larger parks around. Also, in
24 response to Lary Coppola's concern about lots, Nevins feels
25 there is a supply of lots that will increase the market factor.
- 26

- 27 • Ahl-Asked what disc golf is.
- 28

29 Fackler-Informed him that disc golf is like Frisbee golf, and it is fairly
30 new to Kitsap County, but has been around for years.

- 31
- 32 • Ahl-Questioned the section of the presentation about the need
33 for shooting ranges due to the Military.
- 34

- 35 • Jenniges-Stated that they have there own areas to practice.
- 36

37 Fackler-Stated that those comments came from the people in the
38 business.

39

- 1 • Ahl- Stated as a retired Military person, being in the Military
2 does not make you more inclined to want to shoot.

- 3
4 • Ahl-Asked who represented the school districts.

5
6 Fackler- Stated there were athletic directors and administrative
7 personnel.

- 8
9 • Taylor- Suggested someone at the April 19th public hearing be
10 able to answer the financial questions Fackler was unable to
11 answer. Taylor also asked for a copy of the presentation prior to
12 the meeting.

- 13
14 • Jenniges- Questioned if there will be enough room for the Parks
15 Board, Planning Commission, and public.

16
17 **BREAK**

18
19 **10-Year Comprehensive Plan Update**

20
21
22 Baker- Informed the Planning Commission that the next phase of the
23 10-year update is looking at reasonable measures. Reasonable
24 measures have different meanings to different people. The
25 Washington State Growth Management says there has to be an
26 assessment of the Comprehensive Plan as a whole to determine if
27 there are any inconsistencies. If there are, you have to utilize
28 measures that are reasonable. Kitsap County has found a lot of
29 inconsistencies of what there is and what needs to be achieved.
30 However, there have been some inconsistencies in rural areas.
31 Reasonable Measures is a vague concept that can be construed as
32 encouragement for growth or discouragement for growth. No single
33 reasonable measure can change the course of the work. The
34 reasonable measures have to work together. The 10-year update is
35 looking at implementing some of the 18 reasonable measures
36 adopted by the County Commissioners, for inconsistencies. There is
37 also the rural wooded incentive program that may be adding 33% of
38 rural land, if adopted.

- 39
40 • Coppola- Asked why you need someone else's land if you are
41 allowed to develop in the urban growth area.

1
2 **Baker- Stated it is because you are increasing the amount of homes,**
3 **and there are areas where that is appropriate, and areas where it is**
4 **not.**

- 5
6
 - **Coppola- Asked what happens if site specifics are denied.**

7
8 **Baker- Stated that there are usually some contingencies, and some**
9 **places create a bank of development rights.**

- 10
11
 - **Gustavson- Stated that if the population pressure is such that**
12 **sufficient housing rezones are needed, then it is a matter of not**
13 **having the cost of the TDR.**

14
15 **Baker- Stated that the 10-year update will allocate the population.**

- 16
17
 - **Coppola- Feels the population allocation is ineffective, because**
18 **we cannot control where people choose to live.**

19
20 **Baker- In theoretical land, unless we want to hold back on the site**
21 **specifics, there is the population program, and the TDR is one way of**
22 **looking at it. The urban growth are will keep expanding. It is one**
23 **thing to enlarge it and it is another to have people move around in**
24 **the UGA.**

- 25
26
 - **Jenniges- Does not feel the rural wooded incentive program is**
27 **conducive to small land owners.**

28
29 **Baker- Stated the rural wooded incentive program will allow small**
30 **land owners to divide their properties as large land owners.**

31
32 **Baker- Informed the Planning Commission that the South Kitsap Sub-**
33 **Area plan utilized some of the reasonable measures and Silverdale**
34 **will do the same.**

- 35
36
 - **Jenniges- Asked for clarification for the last column on page**
37 **two.**

38
39 **Baker- Informed him that it is showing Bremerton and that they will**
40 **annex.**

41

- 1 • **Gustavson-Asked why the date on the handout is July 2005,**
2 **when it is currently 2006.**

3

4 **Baker-Informed him it is because KRCC will not have another**
5 **document for Reasonable Measures.**

6

7 **Baker-Would like the Planning Commission to have a full discussion**
8 **on the reasonable measures.**

9

- 10 • **Coppola-Stated that it seems Baker would like the Planning**
11 **Commission to discuss it later than sooner.**

12

13 **Baker-Is here to give the Planning Commission the documents so far**
14 **in the process.**

15

- 16 • **Gustavson-Feels the County should use a larger planning**
17 **horizon for determining needs fro new highway arterials.**

18

19 **Baker-Informed him that the County is looking at 2025.**

20

- 21 • **Gustavson-An example would be the extension of Lund Avenue**
22 **ending in Southworth. This is prohibited as land continues to be**
23 **developed in the UGA.**

24

25 **Baker-Stated that building new roadways is cost prohibited and only**
26 **road widening would be feasible.**

27

- 28 • **Gustavson-Stated that many roads cannot be widened because**
29 **the whole county is a critical area.**

30

31 **Baker-Said that it makes more sense to add to what already exists.**

32

- 33 • **Taylor-Said that Gustavson should look at HYW 303 at the**
34 **shoulders.**

35

- 36 • **Coppola-Asked if Home Depot will still go in on Bethel Road.**

37

38 **Baker-Said a lot of people are indicating that it will not, but that has**
39 **not been confirmed. The County has invested millions of dollars into**

1 the 10-year Comprehensive Plan update, and Baker hopes it will be
2 successful.

- 3
- 4 • Coppel-Asked if Economic Development will be addressed
5 during the 10-Year Update.
- 6

7 Baker-State that it would be addressed.

- 8
- 9 • Ahl-Asked Baker if there are TDR success stories he could give
10 an example of.
- 11

12 Baker-Stated that Kitsap County has looked at King County, but they
13 are quite different.

- 14
- 15 • Ahl-Asked Baker for a comparable success story.
- 16

17 Baker-Informed him that Kitsap County is looking at Clark County
18 and how the TDR worked for them.

19

20 Baker-Wants to continue to meet on a regular basis to keep the
21 Planning Commission informed and up to date on the 10-year.

- 22
- 23 • Gustavson-Asked Baker if the Planning Commission is to look
24 at the reasonable measures individually or not.
- 25

26 Baker-Suggested that the Planning Commission find the pros and
27 cons of each of the reasonable measures.

- 28
- 29 • Gustavson-Asked for the number of acres encumbered by the
30 CAO and percent by the UGAs.
- 31

32 Baker-Stated he could get the percentage for him later in the process,
33 but will get the encumbered acres as soon as possible, but it will take
34 some time to get a whole county map.

35

36 A motion was made by Lary Coppola and seconded by Mike
37 Gustavson that Eric Baker present the Planning Commission with a
38 County-wide map showing the number and percentage of areas
39 impacted by critical areas.

40 The VOTE: Yes-5 No-0 Abstained-1

41 Motion carries.

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- Taylor-Asked who the lead agency would be for the April 19th meeting.

Baker-Said it will be the Parks department.

- Ahl-Asked if the Planning Commission will be voting separately from the Parks board on the Draft Open Space Plan.

Baker-Stated that it is the expectation.

- Gustavson-Asked if Baker would bring a Mylar of the requested information.

Baker-Informed him that a Mylar would be available for viewing.

- Taylor-Stated that Byron Harris had a nice PowerPoint presentation and asked if something like that would be available.

Baker-Said that the county is working on that type of presentation.

Other Business

- Nevins-Wanted to remind everyone when looking at zoning changes, that many of the uses are changed and the Planning Commission should take that into consideration before making a decision.

A motion was made by John Ahl and seconded by Dean Jenniges that the meeting be adjourned with no further business.

Meeting adjourned at 11:15AM.

Exhibit No.	Description
A.	April 11, 2006 Agenda
B.	Legal public notice for the April 11, 2006 Planning Commission work study session
C.	Parks, Recreation, and Open Space Plan

D. March 28th Minutes

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MINUTES approved this _____ day of _____ 2006.

Deborah Flynn, Chair

Brynan Pierce, Planning Commission Secretary