

MINUTES

KITSAP COUNTY PLANNING COMMISSION

Work/Study Session

May 9, 2006

The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Fairgrounds, Eagle's Nest Conference Center, 1195 Fairgrounds Road, Bremerton, WA 98311. Members present: Chair Deb Flynn, John Taylor, John Ahl, Tom Nevins, Monty Mahan, Mike Gustavson, Brian Bekeny, Dean Jenniges, and Lary Coppola. Staff present: Eric Baker, Scott Diener, James Weaver, Philip Fletcher, Katrina Knutson, and Planning Commission Secretary, Brynan Pierce.

9:00AM

A. Chair Flynn called the meeting to order, starting with introductions.

April 25, 2006 Minutes

A motion was made by Monty Mahan and seconded by Brian Bekeny that the minutes of April 25, 2006 be approved with changes from Mike Gustavson and Tom Nevins.

Work/Study Session

Eric Baker- Went over the 10-year Comprehensive Plan binders delivered to the Planning Commissioners. The first chapter is the Timeline and Schedule.

- Jenniges-Asked if the legal review should be further up on the timeline.

Baker- Stated that legal is being reviewed constantly; it just was not indicated earlier on in the timeline.

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1 Baker-Discussed chapter two, Task Prioritization. Due to the timeline;
2 the Sub-Area Plans, sizing UGAs, implementation of reasonable
3 measures, code development, and necessary capital facility work are the
4 only things to be discussed in the 10-year Comprehensive Plan review.

- 5
6 • Chair Flynn-Referencing to 2.2.2, feels that rural resource element
7 sounds like the County is going to update rural policies.

8
9 Baker-Explained, that the policies need to be compliant with the Growth
10 Management Hearings Board.

11
12 Baker-Introduced chapter three as the Project Strategies, which explains
13 the integrated EIS and the increase of the SEPA threshold.

- 14
15 • Chair Flynn-Asked how the three Sub-Area Plans will be looked at
16 by the Planning Commission.

17
18 Baker-Explained, as they are integrated in their existing format, the
19 Planning Commission should see if the plans meet what needs to be met.
20 Silverdale and Port Orchard will be coming through the 10-year update
21 and Kingston is currently under appeal which could have
22 implementations against the County.

23
24 Baker-Introduced Chapter four as the Public Involvement Plan, which
25 describes the outreach opportunities. Staff has attended 43 different
26 stakeholder groups and feels everyone wants to be involved.

- 27
28 • Lary Coppola-Asked why the Economic Development Council was
29 not included as a stakeholder.

30
31 Baker-Informed Coppola that the Economic Development Council will
32 be included.

33
34 Baker-Introduced the Vision Statement Review Chapter, explaining that
35 it is a review of the 1998 Comprehensive Plan and how applicable it is in
36 today's life and for the next 20 years. With in the chapter is the Vision

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1 Review is the Vision Workshop Summary that summarizes the March
2 workshops comments, suggestions, and changes. Key themes are also a
3 sub-chapter that reviews the eight elements in the 1998 plan. They were
4 broken out for participants to indicate what should be kept, removed, or
5 refined. The Vision Statement Refinements now include ten elements.

6
7 Baker-Explained the Land Use Reclassification Requests (LURR took a
8 look at Kingston, Silverdale, and Port Orchard. There was also a separate
9 LURR for the 10-year update that allowed persons in urban areas to
10 apply for rezoning.

- 11
12 • Ahl-Asked if the Planning Commission is expected to hear
13 testimony from the citizens that applied during the 10-year update
14 period.

15
16 Baker-Informed him that the Planning Commission will hear from
17 individuals that feel they have been excluded.

- 18
19 • Jenniges-Asked if the LURR's have been presented to the Planning
20 Commission.

21
22 Baker-Stated that a number of them have been reviewed and voted upon.

23
24 Baker-Explained the Scoping of Comments of chapter which includes
25 the written comments from the EIS and SEPA.

26
27 Baker-Started the PowerPoint presentation with the overview and the
28 vision review and explained each of the UGAs alternatives.

29
30 There was discussion about the tables and how the population does not
31 add up to the 100,000 people. Planning Commission members feel the
32 numbers need to be accurate and the charts need to be modified for
33 better clarification.

34
35 Alternative One (no action)

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- 1 • Continues the adopted 1998 Comprehensive Plan and extends the
- 2 horizon to 2025
- 3 • Required for review as a base line in the EIS
- 4 • Goals, policies, land use reclassifications, and UGA boundaries
- 5 remain the same as adopted in 2005
- 6 • Includes urban low density as 5-9 dwelling units per acre
- 7 • Based on the current land use plan, 2026 population allocations
- 8 specified in the County-wide planning policies are not fully
- 9 accommodated

10
11 Alternative two

- 12 • Provides for greater housing authority
- 13 • Features more “upzoning” and mixed use opportunities that
- 14 alternatives 1 and 3
- 15 • Reduces urban low residential category by 4 -9 dwelling units per
- 16 acre
- 17 • Reflects priority study areas/recommended land use plans studied
- 18 by Silverdale and Port Orchard/South Kitsap Citizen Advisory
- 19 Committees
- 20 • Includes many land use reclassification request based on
- 21 preliminary evaluations by county staff and consultants
- 22 • Proposes moderate UGA expansions that reflect lot patterns and
- 23 environmental constraints
- 24 • UGAs are sized closer to their population allocation than
- 25 alternatives 1 or 3

26
27 Alternative three

- 28 • Retains emphasis on predominant single family patterns, provides
- 29 less housing variety than alternative 2
- 30 • Less “upzoning” and mixed use opportunities than alternative 2
- 31 • Includes urban low residential category at 5-9 dwelling units per
- 32 acre
- 33 • Includes majority of land use reclassification requests

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- 1 • Reflects maximum land use options studied by Silverdale and Port
- 2 Orchard/South Kitsap citizen advisory committees
- 3 • Proposes more extensive UGA expansion than alternative 2
- 4 • Several UGAs exceed their proposed population target

5
6

7 Baker explained that staff and consultants experimented with ways to
8 present the alternatives with water, sewer and critical areas. Overlays were
9 discussed, but were not feasible.

10

- 11 • Coppola-Suggested a PowerPoint presentation similar to the one
- 12 Byron Harris of Prudential presented.

13

14 Baker-Stated that staff could look into that.

15

- 16 • Gustavson-Feels the colors on the map are too similar and
- 17 suggested labeling the zones with a letter.

18

19 Baker-Stated that staff has thought about the idea, but the parcels are
20 then covered.

21

- 22 • Jenniges-Stated that rural wooded and rural residential look an
- 23 awful lot alike.

24

25 Baker-Suggested removing the rural areas from the legend.

26

27 **BREAK**

28

29 Baker-Informed the Planning Commission that the Kingston Sub-Area
30 Plan is under appeal due to some questioning about the Updated Land
31 Capacity Analysis. If the Growth Management Hearings Board finds
32 against the County, the county will have to start receding and would in
33 turn, change all three of the alternatives.

34

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- 1 • Gustavson-Asked if the ULCA would be valid if the County does
2 not prevail, an the areas are excluded.

3

4 Baker-Stated that those areas would be removed.

5

6 Discussions were held about each of the UGAs regarding their inclusion
7 and/or exclusions of the alternatives. Baker reminded the Planning
8 Commission that the alternatives are for the public to mix and match to
9 come up with the most appropriate alternatives in the UGAs. The next
10 comments and questions reflect the alternatives.

11

- 12 • Gustavson-Noted an error on the East Bremerton Alternative maps

13

14 Baker-Informed him that it would be taken care of.

15

- 16 • Gustavson-Asked Baker to clarify the acronym PPH.

17

18 Baker-Informed him that it means persons per household.

19

- 20 • Gustavson-Asked why the potential LURR in Poulsbo Alternative 3
21 was considered given that the area is a swamp and buffers.

22

23 Baker-Stated it was included so it could be looked at by the EIS and we
24 want to include the maximum possible outcome.

25

- 26 • Gustavson-Feels the county should look at a sewer plant that quits
27 putting sewage in the sound.

28

- 29 • Gustavson-Asked if Kitsap County will work with Mason County if
30 the ISC comes to Kitsap County.

31

32 Baker-Indicated that there have been preliminary discussions.

33

- 34 • Gustavson-Is concerned about the critical and structural areas
35 indicated in Eldorado Hills on the Silverdale Alternative 3 map.

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Baker-Stated that the area could handle a lower density.

- Gustavson-Questions an area on John Carlson road on the East Bremerton Alternative maps, and feels it may be incorrectly designated.

Baker-Realized it was a mapping error and assured him that it will be fixed.

- Gustavson-Asked if the Navy Yard City residents pay a sewer charge.

Baker-Stated that he did not think they did.

- Gustavson-Feels that under the Vision Refinement chapter of the 10-year binder, some of the language is beyond the scoping of GMA.

- Coppola-Feels that the LURR in McCormick Woods from the McCormick Land Company looks like a financial decision from the Land Company.

- Jenniges-Stated that there is a lot of underdeveloped land on John Carlson road and not sewerred, but the area of Brownsville is, where it is not critical.

- Jenniges-Asked Baker if National Avenue was mixed use.

Baker-Informed him that on the right side, it is more commercial.

- Jenniges-Asked what the acronym FAR is under the Task Prioritizations.

Baker-Stated that it is floor area ratio.

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- Jenniges-Asked if critical areas will be taken into consideration with the sensitive timeline.

Baker-Indicated they would be.

- Jenniges-Commented that the development of UGAs has stopped rural growth.

- Jenniges-Asked what mandatory provisions are.

Baker-Informed him that the County has to make sure there are adequate water rights for additional individuals.

- Jenniges-Asked if there is Economic Development in the plan.

Baker-Stated that there will be.

- Jenniges-Asked if there will be any environmental studies done.

Baker-Informed him that there will be when there is an idea of the three alternatives.

- Jenniges-Asked if the Sub-Area Plan completion dates have been identified.

Baker-Indicated that the completion dates are at the end of this year.

- Jenniges-Feels the language should be changed under the 1998 review to reflect only the people who responded to the survey, not everyone the survey was sent to because it seems disingenuous.

- Taylor-Referring to the Silverdale UGA, stated that you can't put 4 residential unites on an acre if you have a septic system. 3 is the best.

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- Taylor-Asked what the magenta colored areas are for the Silverdale maps.

Baker-Informed him it is the water district and the humane society.

- Taylor-Commented that if the infrastructure issue could be resolved, Gorst could have some potential.

- Chair Flynn-Asked if Bremerton has discussed annexation with Silverdale.

Baker-Stated that Bremerton has areas that they would like to annex.

Baker-Informed the Planning Commissioners that there is a joint workshop with the Board on May 30th that is crucial.

Meeting adjourned at 1:40 with no further business.

Exhibits:

- A. May 9, 2006 Agenda
- B. April 25th Minutes
- C. May 9, 2006 Legal Notice
- D. 10-Year Update Binders

MINUTES approved this _____ day of _____ 2006.

Deborah Flynn, Chair

Brynan Pierce, Planning Commission Secretary