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: John Taylor, John Ahl, Lary Coppola, Dean Jenniges, and Brian Bekeny. Members not present: Chair Deb Flynn, Tom Nevins, Monty Mahan, and Mike Gustavson. Staff Present: Eric Baker and Planning Commission Secretary, Brynan Pierce

9:10AM

A. Vice Chair John Taylor called the meeting to order, starting with introductions.

B. Approval of Minutes
   April 19, 2006 Minutes
   May 9, 2006 Minutes

A motion was made by Brian Bekeny and seconded by Lary Coppola that the minutes of April 19, 2006 be approved.

The Vote:
All in favor: 4
Opposed: 0
Abstained: 1
Motion carried.

A motion was made by Dean Jenniges and seconded by John Ahl that the minutes of May 9, 2006 be approved.

The Vote:
All in favor: 5
Motion carried unanimously.
The Planning Commissioners discussed sections of the 10-year Comprehensive Plan binders, while waiting for Eric Baker’s attendance.

- Bekeny-Asked for a formal agenda for the June 28th joint meeting with the Board.

- Ahl-Would like to add questions to the agenda.

- Jenniges-Requested the agenda be sent to the Planning Commissioners again, for review.

**Work/Study Session**

Eric Baker- Apologized for being late and started the discussion of alternatives.

- Taylor-Asked Baker where the May 30th meeting will be held.

Baker-Believes it will be held at the Given’s Community Center.

- Jenniges-Commented that Baker did a great job on the Alternatives workshop presentation in Central Kitsap.

Baker-Discussed changes made to the alternative maps. And also informed the Planning Commission that alternatives 1 and 3 will be discussed in May and June, and alternative 3 will be discussed in August. At the May 30th meeting, staff is looking for what should be included and what should not in alternatives 1 and 3. There will be a meeting on July 10th that will include the public.

- Jenniges-Asked if the meetings will be by district, or with the entire county.

Baker-Informed him that it would be for the entire county.
Baker—Recently the question of why there are 5 dwelling units per acre was asked. The reason for that was to make sewer provision accommodating. Now we may be looking at 4 dwelling units per acre that would allow for ¼ acre lots and this is something that is being reviewed county-wide.

- Coppola—Stated that if you have 5 dwelling units per acre, you cannot have 5 septic tanks, which mandates sewer.

Baker—Stated that the Growth Management Act requires jurisdictions to have sewer capacity. We are doing our best to survey the areas with critical areas. We are also looking at comprehensive sewer, but we are not sure if that is good for the public.

- John Ahl—Asked if anyone has talked about higher density areas.

Baker—Informed him that was discussed at the last meeting. GMA has 13 goals, and this is one of them that needs to be balanced out.

- Bekeny—Asked if it is possible to designate an Urban Low zoning for sewer and septic.

Baker—Stated there would almost have to be a sewer plan in place to do so.

- Taylor—Asked about the states mandate of 4 dwelling units per acre and the county’s mandate of 5 dwelling units per acre. Taylor has worked with 5 dwelling units per acre, with 4 homes and 1 stormwater pond.

Baker—Stated the idea of the pond system does take up the same amount of space as a fifth home. If the county adopts a new stormwater manual, low impact development concepts will be discussed.
• Coppola-Asked why the county is waiting for low impact
development.

Baker-Stated that people will utilize the most cost effective option.

• Jenniges-Stated that there is not much room for growth in the
Illahee area. Originally, there was supposed to be 4 dwelling units
per acre. Sewer came in and now we have the Ridgetop area. The
only way to have high residential housing in Illahee is to have
sewers.

• Jenniges-Stated that at the Illahee State Park is mostly flat top, and
feels that if sewer is not put in, there will be stormwater problems.

Baker-Stated there are concerns about sliding, but when people look at
slopes, they tend to think they are all the same. In reality there are
different levels of slopes that require different protection. It may be
expensive to have sewer, but it would be more expensive to create new
infrastructure where it currently does not exist.

• Ahl-Feels as a county, we should be looking at how the cities
develop because they seem to be utilizing higher density. If you
look at what happens to the cities, they seem to redevelop.

• Taylor-Asked Ahl if Bremerton is an example of what he is talking
about.

• Jenniges-Feels that is more of an example of Poulsbo.

• Ahl-Stated that Poulsbo is not a city yet, but more like a small town.
Ahl sees Bremerton changing drastically from its current existence.

• Coppola-Asked how to work with the people that do not want to
live in the city.
Baker-Stated that hopefully with a balance of mixed use will lessen the number.

• Coppola-Stated that he has a problem with Growth Management’s one-size fits all concept. A family with 5 children doesn’t want to live in an apartment, but all of the houses are financially out of reach.

• Jenniges-Feels that Growth Management is strangling the citizens. Even thought the infrastructure is not available, people want to live where they want to live.

• Coppola-Feels the GMA needs to be more flexible.

Baker-Stated the idea of alternative 2 is to see what kind of market comes to Kitsap County. Baker informed the Planning Commission that they will be revising some maps based on the comments from the public and the alterations should be appropriate. One of the discussions that needs to take place is what happens if we come up 1000 people short? It is a strong possibility that Bremerton will want to annex. There seems to be a merit banking on extra people.

• Jenniges-Thought Bremerton’s annexation was out towards Kitsap Way, and would like to see their visions.

Baker-Stated that Bremerton has not annexed in 10 years. He feels that we should be willing to associate UGAs with the city and know that the areas will be annexed appropriately. If we can’t come together with Bremerton, we will be fighting for another 10 years.

• Coppola-Feels there will be a problem if Silverdale becomes a city.

Baker-If Silverdale does become a city; we need to know where Silverdale starts and where Bremerton ends. The GMA recommends visual spots being start and end points.
Baker-Stated that some of the changes in the Illahee area would be zoning changes from Urban Low to Urban Medium. The citizens of Illahee are looking to do an Illahee plan, which would include 1-3 dwelling units per acre. GMA doesn’t allow lower than 1-4, and they are also looking at more Urban Restricted zoning. During the public meetings, you will probably hear more about the subject. The Urban Medium zoning will most likely be replaced with Urban Restricted. In East Bremerton, we are looking at a strip of mixed use along Perry Avenue. The city would have some cubes around Sheridan and Sylvan Way. We would do this, because it is hard to develop mixed use along strips and we don’t want to impede on the city.

- Jenniges-Feels there are problems with annexation.

Baker-Stated that an annexation plan would come from the city. In Central Kitsap, we are looking to define for more cubicles. These are not known commodities in Kitsap County and we feel it is an appropriate opportunity to include them in Alternative 3. Also, in West Bremerton, we are looking at having the National Avenue corridor will be condensed into cubes rather than a strip.

- Jenniges-Stated that the area is mostly homes.

Baker-Informed him that it is an interesting area that needs attention where neighbors are split in half.

- Bekeny-Asked what would happen to Rocky Point if it were incorporated into the City of Bremerton.

Baker- The City of Bremerton’s Land Use development regulations would be superseded by the County and their zoning regulations would apply.
• Jenniges-Feels the citizens will be opposed to annexation because they will have to pay more taxes.

Baker-Does not think the tax structure really changes.

Baker-At Tuesday’s meeting, we need to discuss the areas that should be included in alternative 3 to make it as large as possible.

Baker-Explained the last area with changes is SKIA. There are two proposals. Alternative 2 shows 550 acres being removed from Rural Residential, which would seem like lesser impact, but potentially kill SKIA. The other option is the largest which would include the potential 900 acres for the ISC track, which would require an Environmental Impact Statement (EIS). This is also a rezone request, not a project request.

• Jenniges-Asked if SKIA has a manufacturing area.

Baker-Since 1998 there has been approximately 75-100 new employees. We are looking at 9000 new employees by 2017.

• Bekeny-Asked what will happen if that is not accommodated.

Baker-Stated that there will be strong discussion about taking away land if areas are competing with employment.

• Coppola-Feels from an EDC point of view, it is scary and people don’t want to talk about it.

• Ahl-Feels the City of Bremerton is not doing very much in the process.

Baker-Would like to revise the master planning to be easier.
• Coppola-Stated that the Planning Commission tried to have staff revise it before.

Baker-Arked Coppola who the staff was.

• Coppola-Stated it was the former Director.

• Jenniges-Arked if the County has been speaking with Mason County.

Baker-Stated the county has, and it would start with an MOA, then turn into an inter-local agreement. Baker will try to have more information at the Tuesday meeting.

Baker-Arked the Planning Commission to concentrate on Alternatives 1 and 3, also check if some areas should be included.

• Coppola-Arked about the outcome of the meeting with the Port Orchard City Council.

Baker-Said he would call Senior Planner, James Weaver.

Discussion was held regarding new maps for the 10-Year Comprehensive Plan binders and when they will be delivered to the Planning Commission.

• Jenniges-Arked if the Planning Commission will make recommendations to the East and West Bremerton UGA changes.

Baker-Informed him the they would make recommendations.

• Ahl-Arked when the joint public hearing will be held.

Baker-Informed him it will be held on July 10, 2006, place to be determined.
A motion was made by John Ahl and seconded by Lary Coppola to adjourn the meeting.

The VOTE:

All in favor: 5
Opposed: 0

Motion carried.

EXHIBITS

A. May 23, 2006 Planning Commission Agenda
B. April 19, 2006 minutes
C. May 9, 2006 minutes
D. May 23, 2006 Legal Notice

MINUTES approved this _______ day of ________ 2006.

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Deborah Flynn, Chair

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Brynan Pierce, Planning Commission Secretary