

MINUTES

KITSAP COUNTY PLANNING COMMISSION

Work/Study Session

May 23, 2006

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

13
14 9:10AM

15
16 A. Vice Chair John Taylor called the meeting to order, starting with
17 introductions.

18
19 B. Approval of Minutes

20 April 19, 2006 Minutes

21 May 9, 2006 Minutes

22
23 A motion was made by Brian Bekeny and seconded by Lary Coppola
24 that the minutes of April 19, 2006 be approved.

25 **The Vote:**

26 All in favor: 4

27 Opposed: 0

28 Abstained: 1

29 **Motion carried.**

30
31 A motion was made by Dean Jenniges and seconded by John Ahl that
32 the minutes of May 9, 2006 be approved.

33 **The Vote:**

34 All in favor: 5

35 **Motion carried unanimously.**

36

Kitsap County Planning Commission –May23, 2006

1 The Planning Commissioners discussed sections of the 10-year
2 Comprehensive Plan binders, while waiting for Eric Baker's attendance.

- 3
- 4 • Bekeny-Asked for a formal agenda for the June 28th joint meeting
5 with the Board.
- 6
- 7 • Ahl-Would like to add questions to the agenda.
- 8
- 9 • Jenniges-Requested the agenda be sent to the Planning
10 Commissioners again, for review.
- 11

12 Work/Study Session

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

- 16
- 17 • Taylor-Asked Baker where the May 30th meeting will be held.
- 18

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

- 20
- 21 • Jenniges-Commented that Baker did a great job on the Alternatives
22 workshop presentation in Central Kitsap.
- 23

24 Baker-Discussed changes made to the alternative maps. And also
25 informed the Planning Commission that alternatives 1 and 3 will be
26 discussed in May and June, and alternative 3 will be discussed in August.
27 At the May 30th meeting, staff is looking for what should be included and
28 what should not in alternatives 1 and 3. There will be a meeting on July
29 10th that will include the public.

- 30
- 31 • Jenniges-Asked if the meetings will be by district, or with the entire
32 county.
- 33

34 Baker-Informed him that it would be for the entire county.

35

Kitsap County Planning Commission –May23, 2006

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

6

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

9

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

14

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

16

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

19

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

22

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

25

- 26 • Taylor- Asked about the states mandate of 4 dwelling units per acre
27 and the county's mandate of 5 dwelling units per acre. Taylor has
28 worked with 5 dwelling units per acre, with 4 homes and 1
29 stormwater pond.

30

31 Baker- Stated the idea of the pond system does take up the same amount
32 of space as a fifth home. If the county adopts a new stormwater manual,
33 low impact development concepts will be discussed.

34

Kitsap County Planning Commission –May23, 2006

- 1 • Coppola-Asked why the county is waiting for low impact
2 development.

3

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

5

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

11

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

14

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

20

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

24

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

27

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

29

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

32

- 33 • Coppola-Asked how to work with the people that do not want to
34 live in the city.

35

1 Baker-Stated that hopefully with a balance of mixed use will lessen the
2 number.

3

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

8

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

12

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

14

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

22

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

25

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

30

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

32

33 Baker-If Silverdale does become a city; we need to know where
34 Silverdale starts and where Bremerton ends. The GMA recommends
35 visual spots being start and end points.

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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.

Kitsap County Planning Commission –May23, 2006

- 1 • Jenniges-Feels the citizens will be opposed to annexation because
2 they will have to pay more taxes.

3

4 Baker-Does not think the tax structure really changes.

5

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

8

9 Baker-Explained the last area with changes is SKIA. There are two
10 proposals. Alternative 2 shows 550 acres being removed from Rural
11 Residential, which would seem like lesser impact, but potentially kill
12 SKIA. The other option is the largest which would include the potential
13 900 acres for the ISC track, which would require an Environmental
14 Impact Statement (EIS). This is also a rezone request, not a project
15 request.

16

- 17 • Jenniges-Asked if SKIA has a manufacturing area.

18

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

21

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

23

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

26

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

29

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

32

33 Baker-Would like to revise the master planning to be easier.

34

Kitsap County Planning Commission –May23, 2006

- 1 • Coppola- Stated that the Planning Commission tried to have staff
2 revise it before.

3

4 Baker- Asked Coppola who the staff was.

5

- 6 • Coppola- Stated it was the former Director.

7

- 8 • Jenniges- Asked if the County has been speaking with Mason
9 County.

10

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

14

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

17

- 18 • Coppola- Asked about the outcome of the meeting with the Port
19 Orchard City Council

20

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

22

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

26

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

29

30 Baker- Informed him the they would make recommendations.

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

32

33 Baker- Informed him it will be held on July 10, 2006, place to be
34 determined.

35

Kitsap County Planning Commission –May23, 2006

1 A motion was made by John Ahl and seconded by Lary Coppola to
2 adjourn the meeting.

3 **The VOTE:**

4 All in favor: 5

5 Opposed:0

6 **Motion carried.**

7

8

9 **EXHIBITS**

10 A. May 23, 2006 Planning Commission Agenda

11 B. April 19, 20006 minutes

12 C. May 9, 2006 minutes

13 D. May 23, 2006 Legal Notice

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16 MINUTES approved this _____ day of _____2006.

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Deborah Flynn, Chair

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Brynan Pierce, Planning Commission Secretary

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