

MINUTES

KITSAP COUNTY PLANNING COMMISSION

Work/Study Session

July 11, 2006

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6 The Kitsap County Planning Commission met on the above-stated date at the Kitsap County
7 Administration Building, Commissioners Chambers located at 619 Division Street Port Orchard,
8 Washington 98366. Members present: John Taylor, Lary Coppola, Dean Jenniges, Tom Nevins,
9 John Ahl, and Monty Mahan. Staff present: Eric Baker, Planning Commission Secretary, Brynan
10 Pierce

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12 **Approval of Minutes**

13 A motion was made by Tom Nevins and seconded by Dean Jenniges to approve the minutes of
14 June 13, 2006.

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16 **The Vote: Yes-4 No-0 Abstained-1**

17 **Motion Carries.**

- 18
19 • **Lary Coppola:** Asked if the packet of information in front of him is the same packet he
20 had already received.

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22 **Eric Baker:** Informed him that there is a certain amount of it that the Planning Commission may
23 have already seen, but in addition, public comment was taken in that is new.

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25 **Mike Gustavson is present.**

- 26
27 • **John Taylor:** Would like to hear a summary of each of the Planning Commissioners
28 thoughts on the public hearing from the night before.
- 29
30 • **Dean Jenniges:** Feels the hearing went very well, but feels there are some issues that need
31 to be taken care of, including the Illahee Community proposal, Barker Creek, Johnson
32 Creek, and fish and creek control.
- 33
34 • **Coppola:** Also thought the hearing went well and agrees that the Illahee Community Plan
35 and the Barker Creek Watershed needs to be studied at length.
- 36
37 • **Mike Gustavson:** Was very impressed with the groups understanding and feels they did
38 well. They seemed to have walked the land and know the land better than County staff
39 would ever have the opportunity to. The Planning Commission needs to pay attention to
40 their suggestions. Some concerns are that some communities were not organized and did
41 not do their homework and those communities may have the same concerns as the Illahee
42 group. Gustavson feels the County has failed to provide a critical areas overlay on the
43 proposed zoning and he feels there may be ½ of the land capacity allowed of what is
44 needed. It was shown Illahee that there are slide properties and runoffs and that is
45 currently zoned for low density housing.
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- 1 • **Coppola:** Agrees with Mike Gustavson.
- 2
- 3 • **Nevins:** Stated in addition to some of the community groups, one community that has not
- 4 been mentioned is the Economic Development community and NASCAR and their
- 5 intention to include some level of acreage into a study plan. Nevins would like to hear
- 6 about the legal side of including the acreage.
- 7
- 8 • **John Ahl:** Felt that the hearing turned out well and would also say that the people
- 9 testifying made their points very well in the allotted time. Ahl reminded the Planning
- 10 Commissioner’s that the hearing is still open with an indefinite closure date and the
- 11 Planning Commission needs to be very circumspect about coming down with what
- 12 appears to be recommendations before everyone has had a chance to read all of the
- 13 testimony.
- 14
- 15 • **Taylor:** Concurred with the other Planning Commission members. One point Taylor
- 16 came out with was the number of people who supported SKIA alternative 3 and the
- 17 racetrack issue. There were only one or two people who spoke about the racetrack.
- 18 Taylor has kept an open mind about it, the public seems to be in favor and the Planning
- 19 Commission represents the public.
- 20

21 **Baker:** Stated that there are three alternatives presented for environmental review. Right now the
22 idea is to make sure there are as many options included in the net of environmental review as
23 possible. Additionally, we are looking to refine alternative 2 to a close approximation of what may
24 be an approved document later on down the road. We cannot make predictions on how that is
25 going to go, but there are certain urban growth areas with fewer problems than others. We have a
26 very aggressive schedule right now, and the next day and a half is going to be very busy getting the
27 right direction needed to move forward. We mainly want to discuss the bigger picture items as
28 well as large areas of inclusion or exclusion of an urban growth area. We also want to discuss the
29 reclassification requests. There is opportunity do deal with these on an individual basis later on in
30 the process when the planning commission gets to their recommendation portion. Additionally
31 we will need to discuss the reclassification requests that came in within the time period. Silverdale
32 and the Port Orchard/South Kitsap sub-area plans had a comment period to submit
33 reclassification requests; the 10-year update had one as well. A number of people who testified
34 last night that were included and there are a number of individuals who are coming in new,
35 outside of these time periods and we need to discuss how to treat those. We are looking for
36 guidance from the Planning Commission. It doesn’t have to be consensus guidance. Staff is
37 looking to take something to the Board of County Commissioner’s depending on what this body
38 says about the various Urban Growth Areas, the Illahee Plan, the Citizen Advisory Group
39 recommendation from Silverdale.

- 40
- 41 • **Jenniges:** Feels the UGA is an analysis to a football field. You have the out of bounds
- 42 marks and what happens in between is something you deal with later. You first need to
- 43 establish the boundaries. Just because we bless one UGA or another, has no significance
- 44 other than we have set the boundaries. Jenniges recommended evaluating the Urban
- 45 Growth Areas and then deal with the individual issues later on. Jenniges has concerns
- 46 about the Illahee Community Plan, primarily because it establishes a precedence of don’t
- 47 touch me, because I know better. Jenniges feels the same way about Barker and Johnson
- 48 Creek. Jenniges commented that farms in Silverdale should remain farms.

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- **Gustavson:** Asked if the DEIS would bring the Critical Areas Ordinance overlays into the process, and when that issue will be addressed.

Baker: Stated that the Updated Land Capacity Analysis (ULCA) was discussed and how it went about calculating the capacity of both the existing urban growth areas and any expansion areas we wish to include. The overlay map Gustavson is referring to is the yellow and orange map that has been produced in a large format. The lands on those maps have been included in the ULCA and have been deducted from the available supplies. Everything you see on the maps and their overlays to the zones have been deducted from the overall ability of the UGA to accommodate growth. We are not indicating that there are 100 people that live in an are of significant constraints. The concerns that we are counting lands that are not developable were already addressed.

- **Gustavson:** Maintains he still has concerns.

10-Year Comprehensive Plan Update

Eric Baker-gave routine update on next steps.

Meeting adjourned.

MINUTES approved this _____ day of _____ 2006.

Deborah Flynn, Chair

Christina Lindner, Planning Commission Secretary