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M I N U T E S
KITSAP COUNTY PLANNING COMMISSION
Deliberation
October 3, 2006

*** Please note: Audio recording not available for these minutes ***

The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Administration Building, Commissioner's Chambers located at 619 Division Street Port Orchard, Washington 98366. Members present: John Taylor, Mike Gustavson, Monty Mahan, Tom Nevins, Dean Jenniges, Deb Flynn, John Ahl, and Lary Coppola. Staff present: Eric Baker, Angie Silva, James Weaver and Planning Commission Secretary Brynan Pierce.

9:00AM

Meeting Called to Order with introductions

10-Year Comprehensive Plan Deliberations

- **John Taylor:** Let it be known that Chair Flynn will arrive to the meeting at 10:00AM. Taylor informed everyone that there are two positions in South Kitsap and two positions in North Kitsap on the Kitsap County Planning Commission that will be open at the beginning of the year. Taylor will be holding a retirement party and will be sending out invitations to the appropriate people.

Baker: Informed the Planning Commissioners that they received three new sets of documents this morning. The first is the 20-year transportation funding options. The second are the site specific requests. The third is additional public comment. Baker would like to look at the transportation funding first. Baker stated that there is enough funding for our 6 years of transportation. There is a list of options prepared by public works that could be options for the 20 year shortfall.

- **Dean Jenniges:** Asked what shifting funding to traffic capacity problems are.

Baker: Said that highways are looked at through the state and the level of service is looked at by the County. The shift revenue would be for non-transportation things such as bike lanes, bridges, and sidewalks.

- **Jenniges:** Said that traffic capacity brings up a lot of different areas and asked if peak hours were being looked at.

Greg Cioc: Informed him that it was average daily traffic.

- **Lary Coppola:** Asked if funding options included cut backs from other areas of the County.

Kitsap County Planning Commission –October 3, 2006

1 **Baker:** Said that is something that is being looked at.

2

- 3 • **Coppola:** Asked if that is in the County budget.

4

5 **Baker:** Said it could be looked at.

6

- 7 • **Coppola:** Asked if looking at belt tightening as a whole has been looked at.

8

9 **Baker:** Informed him that it has not been looked at in this.

10

- 11 • **Mike Gustavson:** Stated that the Planning Commission has asked for cost
12 information in Kitsap County and he would like to know how much it costs Kitsap
13 transit for transportation funding. Gustavson submitted a column from the
14 Seattle Times.

15

- 16 • **Monty Mahan:** Suggested a process for recommending the transportation
17 funding options. He feels the Planning Commission should look at each funding
18 option and make a recommendation then move on to the next one.

19

20 **Baker:** Stated in response to Mike Gustavson's comment, that the County will utilize
21 this for the amount of money suggested.

22

- 23 • **John Ahl:** Questioned if any of the Planning Commission members are qualified
24 to make a recommendation on County funding.

25

- 26 • **Jenniges:** Asked why the Sheriff's Office and Traffic division are getting their
27 funding from the transportation funding.

28

29 **Baker:** Informed him they get funding from other places.

30

- 31 • **Jenniges:** Feels to wrap their operations to a highway fund is not right.

32

33 **Baker:** Stated that this will document all of the various options and it gives the public
34 predictability.

35

- 36 • **Ahl:** Asked if the Planning Commission is required to vote on anything.

37

38 **Baker:** Said that staff is looking for a recommendation from the Planning Commission.

39

- 40 • **Ahl:** Was under the impression that if the Planning Commission just moved on
41 that would be sufficient enough.

42

- 43 • **Tom Nevins:** Stated when we ruin a monetary shortfall there are three areas to
44 get the money. One by raising taxes, two by increasing efficiency, and three
45 getting money from others. Nevins said he would counter what Ahl said but the
46 Planning Commission represents a thoughtful cross section and he is not
47 opposed to weigh in on each of the funding options.

Kitsap County Planning Commission –October 3, 2006

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- **Mike Gustavson:** Suggested the Planning Commission doing a flat vote on the funding options.
- **Ahl:** Stated by lacking knowledge in the funding, he will excuse himself from voting.
- **Mahan:** Said that he is against funding option number one, Shift Revenue-Other non-required capital projects. Mahan feels you don't see the number of dollars on capacity funding and people want non-capacity projects.
- **Nevins:** Feels that non-capacity projects do absorb some of the capacity.

Cioc: Stated that some of these funding options are required and some are discretionary.

A motion was made by Monty Mahan and seconded by Mike Gustavson to not shift revenue as a funding option.

- **Taylor:** Remembers the citizens and students pleading for sidewalks in Suquamish.

Cioc: Informed him that the county submitted a grant to the state.

***The vote:
All in favor: 7
Opposed: 0
Abstained: 1
Motion carried.***

- **Mahan:** Feels on funding option number two, shift revenue-maintenance and operations, the money can't be shifted. Mahan feels it is best to leave this decision with Public Works and the Commissioners.

A motion was made by Monty Mahan and seconded by Mike Gustavson to not provide a recommendation on funding option number two.

***The vote:
All in favor: 7
Opposed: 0
Abstained: 1
Motion carried.***

- **Coppola:** Wants to know what the money pays for in funding option number three, Redirect revenue from Road Fund.

Kitsap County Planning Commission –October 3, 2006

1 **Cioc:** Informed him that the funding goes towards things like sheriff's cars that say
2 transportation.

- 3
4 • **Gustavson:** Thinks radar cameras will save a lot of money.
5
6 • **Mahan:** Remembers working for public works and there was always a sore spot
7 on shifting money, but the money can be taken from the general fund.
8
9

10 ***A motion was made by Monty Mahan and seconded by Mike Gustavson to accept***
11 ***staff's funding option number three.***

12
13 ***The vote:***

14 ***All in favor: 7***

15 ***Opposed: 0***

16 ***Abstained: 1***

17 ***Motion carried.***

18
19 ***A motion was made by Lary Coppola and seconded by Mike Gustavson to not***
20 ***support funding option number four, property tax override.***

- 21
22 • **Nevins:** Stated if we are going to increase our population we need to increase
23 the roadways and he feels increasing taxes is not reasonable.
24
25 • **Gustavson:** Feels this should be a use tax.
26

27 ***The vote:***

28 ***All in favor: 5***

29 ***Opposed: 1***

30 ***Abstained: 2***

31 ***Motion carried.***

- 32
33 • **Brian Bekeny:** Feels the Planning Commission should look at all of the options
34 and getting emotional about raising taxes is not the right thing to do.
35
36 • **Coppola:** Feels this is a political decision.
37
38 • **Coppola:** Asked what the impact fees are for funding option number five.
39

40 **Baker:** Said they are \$2,000.00 and by voting on this it would increase that impact fee.

- 41
42 • **Mahan:** Stated that the fees for a higher level of service should be based on
43 special needs areas.
44

45 ***A motion was made by Monty Mahan and seconded by Dean Jenniges to have***
46 ***funding option number five, Impact Fee Increase, only apply in special areas; for***
47 ***example the Bethel Corridor and not in residential areas.***

Kitsap County Planning Commission –October 3, 2006

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- **Jenniges:** Looks at this as a user impact fee tax in the fact that the developer is going to gain by having better access to his store. Jenniges feels that it is almost like a toll on the road.
- **Coppola:** Is opposed to impact fees in general. Coppola feels that they are dependant on the level of construction but he likes Monty Mahan’s motion.

The vote:
All in favor: 5
Opposed: 2
Abstained: 1
Motion carried.

Cioc: Did the calculations for funding option number 6, local option fuel tax, and informed the Planning Commission that it would cost approximately 7 million dollars over 20 years.

- **Coppola:** Asked if the Planning Commission was required to vote on this.

Cioc: Said yes.

A motion was made by Mike Gustavson and seconded by Tom Nevins to accept funding option number six, Local Option Fuel Tax.

The vote:
All in favor: 6
Opposed: 2
Abstained: 1
Motion Carried.

A motion was made by Mike Gustavson and seconded by Tom Nevins to approve funding option number seven, Motor Vehicle License Fee.

The vote:
All in favor: 4
Opposed: 3
Abstained: 1
Motion failed from lack of majority.

Cioc: Informed the Planning Commission that funding option number seven, Local Transportation Improvement District (LTID) could be for state or county projects.

- **Mahan:** Said the current trend is to try specific duties with specific funding. Mahan indicated that he is in favor of this funding option.

A motion was made by Lary Coppola and seconded by Mike Gustavson to accept funding option number eight, LTID, with the exclusion of tolling.

Kitsap County Planning Commission –October 3, 2006

1
2 **Cioc:** Informed the Planning Commission that the cities would be included in this
3 funding option.

- 4
5 • **Jenniges asked Lary Coppola why he is against tolling.**
6 • **Coppola:** Feels people pay enough as it is.
7
8 • **Nevins:** Does not agree with Coppola. He feels we actually don't pay enough
9 and that is why we don't have enough.

10
11 **The vote:**

12 **All in favor: 5**

13 **Opposed: 1**

14 **Abstained: 2**

15 **Motion carried.**

- 16
17 • **Coppola:** Stated that in the past 10 years the state has hired 18,000 new
18 employees, at 50,000 dollars per year.
19
20 • **Nevins:** Said in the past 10 years the number of road miles traveled has
21 probably doubled.
22

23 **A motion was made by Mike Gustavson and seconded by Tom Nevins to accept**
24 **funding option number 9, Lower Level of Service (LOS) Standards.**

- 25
26 • **Mahan:** Feels this will indicate to people that your road is crap, and we won't fix
27 it. Mahan is against this idea.
28

29 **The Vote:**

30 **All in favor: 2**

31 **Opposed: 3**

32 **Abstained: 3**

33
34 **A motion was made by Monty Mahan and seconded by Lary Coppola to not**
35 **accept funding option number 9, Lower Level of Service (LOS) Standards.**

36
37 **The vote:**

38 **All in favor: 2**

39 **Opposed: 4**

40 **Abstained: 2**

41 **Motion failed due to lack of majority.**

42
43 **A motion was made by Mike Gustavson and seconded by Tom Nevins to vote**
44 **against funding option number 10, Transfer Specific County Roads to**
45 **Washington State Department of Transportation (WSDOT).**
46

Kitsap County Planning Commission –October 3, 2006

- 1 • **Jenniges:** Feels this is a bad funding option because it reminds him of
2 Bremerton and it would take away the public's input.

3
4 **The vote:**

5 **All in favor: 6**

6 **Oppose: 0**

7 **Abstained 2**

8 **Motion carried.**

9
10 **A motion was made by Mike Gustavson and seconded by Lary Coppola to accept**
11 **funding option number 11, Establish LOS on a different Transportation Corridor-**
12 **Specific Basis.**

13
14 **The vote:**

15 **All in favor: 8**

16 **Opposed: 1**

17 **Abstained: 1**

18 **Motion carried.**

- 19
20 • **Coppola:** Asked if the funding option number 12 is just for road projects.

21
22 **Baker:** Said they are for roads, not for sewer.

23
24 **A motion was made by Tom Nevins and seconded by Deborah Flynn to accept**
25 **funding option number 12, Land Use Measures-Reduce UGA size.**

- 26
27 • **Nevins:** Motioned to accept this because he feels there is a lot of low residential
28 areas zoned and we could consider capacity more than buildable lands. We
29 could accommodate our capacity by up zoning and it is a possible way to stay
30 consistent with GMA.

31
32 **The vote:**

33 **All in favor: 3**

34 **Opposed: 4**

35 **Abstained: 2**

36 **Motion failed.**

- 37
38 • **Gustavson:** Feels that the county has a plan and he doesn't see a huge surge
39 of the public to be in favor.

40
41 **A motion was made by Monty Mahan and seconded by Mike Gustavson to not**
42 **accept funding option number 13, City Annexation Impacts.**

43
44 **The Vote:**

45 **All in favor: 8**

46 **Opposed: 0**

47 **Abstained: 1**

48 **Motion carried.**

Kitsap County Planning Commission –October 3, 2006

1
2 ***A motion was made by Monty Mahan and seconded by Mike Gustavson to not***
3 ***accept funding option number 14, Silverdale Incorporation Impact.***
4

5 ***The vote:***

6 ***All in favor: 8***

7 ***Opposed: 0***

8 ***Abstained: 1***

9 ***Motion carried.***

10
11 ***A motion was made by Mike Gustavson and seconded by Monty Mahan to vote***
12 ***against funding option number 15, Revisions to Concurrency Standards.***
13

14 ***The vote:***

15 ***All in favor: 5***

16 ***Opposed: 1***

17 ***Abstained: 3***

18 ***Motion carried.***

19
20
21 ***Site Specifics***
22

23 **Baker:** Informed the Planning Commission that one of the tables includes all of the
24 reclassification requests in alternative 2. South Kitsap did not make individual
25 recommendations, but Silverdale did. Staff recommends including all of the Land Use
26 Reclassification requests in alternative 2 that were submitted on time.
27

- 28 • **Jenniges:** Asked about application number 47. Jenniges feels the Lindstrom
29 family should be dropped back in as a site specific or as a holding zone because
30 Central Kitsap doesn't have enough land as it is.
31

32 **Baker:** Said the Planning Commission voted on the Royal Valley specifically, not as a
33 whole. We can look at it as a rural designation.
34

- 35 • **Jenniges:** Asked if that excluded it as a site specific.
36

37 **Baker:** Said that is how the Planning Commission voted.
38

- 39 • **Jenniges:** Said he did not look at it like that.
40

- 41 • **Chair Flynn:** Suggested recommending everything in the UGA, then amending
42 certain properties.
43

44 ***A motion was made by Mike Gustavson and seconded by Lary Coppola to accept***
45 ***all reclassification requests in alternative 2, regardless of when they were***
46 ***submitted, but excluding applicants 29 and 40.***
47

Kitsap County Planning Commission –October 3, 2006

1 • **Nevins:** Is curious about this because it seems to him that the UGAs have
2 already been established.

3
4 • **Ahl:** Said he would support Mike Gustavson’s motion with the caveat that the
5 reclassification requests are consistent with the zoning.
6

7 **Baker:** Said the motion should state that alternative 2 should be recommended by the
8 Planning Commission and as consistent with the zoning.
9

10 • **Mahan:** Asked if the Planning Commission would approve the zoning changes
11 from last week.

12
13 • **Gustavson:** Said the matrix shows all of the properties compatible with the UGA
14 and zoning.
15

16 • **Ahl:** Asked if there are any caveats that will ensure all applicants are compatible
17 with zoning.
18

19 **Baker:** Said 80% of these individuals got in the UGA but the zoning is not the same.
20 Staff recommends looking at the excluded list and seeing which ones the Planning
21 Commission wants to look at.
22

23 ***Mike Gustavson withdrew his motion.***
24

25 • **Chair Flynn:** Suggested starting with the reclassification requests excluded
26 from Alternative 2.
27

28 • **Gustavson:** Asked if these applications include late ones.
29

30 **Baker:** Stated that they include all received ineligible and not late.
31

32 ***A motion was made by Mike Gustavson and seconded by Lary Coppola to***
33 ***discuss only non-residential applicants.***
34

35 • **Gustavson:** Indicated he would like to do this because non-residential
36 applications bring in jobs.
37

38 • **Chair Flynn:** Asked about rural protection.
39

40 • **Gustavson:** Said the Planning Commission should not look at them because it
41 doesn’t have anything to do with jobs.
42

43 ***Mike Gustavson withdrew his motion.***
44

45 ***A motion was made by Lary Coppola and seconded by Mike Gustavson to accept***
46 ***land use reclassifications 1-16 as being excluded from alternative 2.***
47

Kitsap County Planning Commission –October 3, 2006

- 1 • **Taylor:** Asked if they will be denied their request by excluding them.

2
3 **Baker:** Said yes.

- 4
5 • **Taylor:** Has a problem not looking at these on an individual basis.

6
7 **Lary Coppola withdrew his motion.**

- 8
9 • **Coppola:** Asked if land use reclassification requests 1 and 2 are in a cul-de-sac.

10
11 **Baker:** Said no.

- 12
13 • **Chair Flynn:** Does not want to look at these individually, but on a UGA basis.

14
15 **Baker:** Indicated that it would be helpful to staff to look at these on a UGA basis.

16
17 ***A motion was made by Dean Jenniges and seconded by Lary Coppola to accept***
18 ***staff's recommendation on application numbers 1-16.***

19
20 ***The vote:***

21 ***All in favor: 8***

22 ***Opposed: 0***

23 ***Abstained: 1***

24 ***Motion carried.***

25
26 ***A motion was made by Mike Gustavson and seconded by Lary Coppola to accept***
27 ***staff's recommendation on application numbers 47-53.***

28
29 ***The vote:***

30 ***All in favor: 8***

31 ***Opposed: 1***

32 ***Motion carried.***

33
34 ***A motion was made by Mike Gustavson and seconded by Lary Coppola to accept***
35 ***staff's recommendation on application numbers 63-69.***

- 36
37 • **Gustavson:** Stated that he appreciates comments from all of the property
38 owners.

- 39
40 • **Bekeny:** Asked if there will be another master plan for ULID #6 to include the
41 large parcels.

42
43 **Baker:** Said, yes and someone could do a master plan in a cost effective manner.

- 44
45 • **Ahl:** Asked if there are requests in the IMPRA designation.

46

Kitsap County Planning Commission –October 3, 2006

1 **Baker:** Said yes, one is from Doug Skrobot and one is urban restricted attached to an
2 employment UGA with no population. And one is the speedway corporation.

3
4 **The vote:**

5 **All in favor: 8**

6 **Opposed: 1**

7 **Motion carried.**

- 8
9 • **Mahan:** Said he has two applicants that he would like to discuss individually.

10
11 **A motion was made by Mike Gustavson and seconded by Monty Mahan to accept**
12 **staff's recommendation on application numbers 70-104.**

- 13
14 • **Mahan:** Feels application number 24 should be consistent with its surroundings
15 as Highway Tourist Commercial (HTC) which would accommodate Mr. Ryan's
16 request.

- 17
18 • **Jenniges:** Remembers the issue with this request was the traffic on Sedgwick.

- 19
20 • **Mahan:** Does not see residential coming into a big box commercial area.

21
22 **A motion was made by Monty Mahan and seconded by Mike Gustavson to**
23 **include application number 124 into alternative 2 as HTC.**

- 24
25 • **Jenniges:** Is against this because of the traffic and the fact that there are
26 already 200 extra acres of HTC and it doesn't make sense to change his zoning.

- 27
28 • **Gustavson:** Said when HTC is encumbered by wetlands you will lose it.

29
30 **The vote:**

31 **All in favor: 5**

32 **Opposed: 2**

33 **Abstained: 2**

34 **Motion carried.**

- 35
36 • **Mahan:** Asked what the effect would be of changing application number 154's
37 zoning from HTC and commercial to commercial and multi-family.

38
39 **Baker:** Said the net effect would be to increase the population.

- 40
41 • **Gustavson:** Said last week we addressed the issue and it would be included.

42
43 **Baker:** Stated we were going to intensify the uses. It would be consistent with the vote
44 and the net effect would be to accommodate the individual and to be consistent.

45
46 **A motion was made by Monty Mahan and seconded by Mike Gustavson to**
47 **include application number 154 into alternative 2.**

Kitsap County Planning Commission –October 3, 2006

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The vote:
All in favor: 9
Vote carried unanimously.

- **Jenniges:** Feels the Planning Commission should include application 155 because the applicant is working on a conditional use permit and his company ahs grown from 6-25 employees.

A motion was made and seconded by Lary Coppola to include application number 155 into the UGA and changing the zoning to commercial.

- **Nevins:** Can't see sewer running across the road.
- **Coppola:** Said in 1977 he bought a house from the applicant, Ron Wiley. Coppola said the property has been used for the same operation for the last 25 years. Coppola feels the company will maintain and bring in jobs.
- **Mahan:** Asked if the zoning request maintains status quota.

Baker: Said no, because it would allow all commercial businesses in the area.

- **Jenniges:** Said we are protecting 10 years of what the jobs is and it is a taxed base job market.
- **Gustavson:** Said we need the water in this area and can't see where Ron Wiley would move in the county.
- **Chair Flynn:** Asked what Ron Wiley's business is.
- **Coppola:** Informed her that Ron Wiley is a water purveyor.
- **Chair Flynn:** Has an issue of this, because in Kingston at George's Corner, we accepted a neighborhood bank, now a Rite Aid is going in.
- **Jenniges:** Said the land is already in use and has been for the past 25 years.
- **Chair Flynn:** Feels Ron Wiley can continue his business without changing anything.
- **Jenniges:** Said that he is non-conforming.
- **Nevins:** Is not interested in changing the zoning if there is not a change in use.
- **Jenniges:** Stated that Wiley cannot do significant expansion when he is non-conforming.

Kitsap County Planning Commission –October 3, 2006

- 1 • **Taylor:** Asked what happens if the building burns to the ground.

2
3 **Baker:** Said he can re-establish in one year.

- 4
5 • **Taylor:** Said that insurance companies do not like non-conforming.

6 *The vote:*

7 *All in favor: 4*

8 *Against: 5*

9 *Motion failed.*

10
11 *A motion was made by Mike Gustavson and seconded by Lary Coppola to accept*
12 *application 155 in UGA alternative 2 and as industrial zoning with Ron Wiley's*
13 *concurrence.*

14
15 *The vote:*

16 *All in favor: 9*

17 *Motion carried unaniomously.*

18
19 *A motion was made by Lary Coppola and seconded by Mike Gustavson to accept*
20 *application number111 into UGA alternative 2 and to change the zoning from*
21 *Urban Low (UL) to HTC.*

- 22
23 • **Bekeny:** Stated that it probably makes sense by we have argued abut HTC and
24 why questioned why the Planning Commission would allow it here. We have
25 complained about too much HTC and we are just contradicting ourselves.

- 26
27 • **Coppola:** Asked about changing the zoning to neighborhood commercial.

28
29 **Baker:** Said it is possible that it would work, if commercial went in there, then
30 commercial access would be needed.

- 31
32 • **Jenniges:** Stated in response to Brian Bekeny's comment, during the removal
33 we need to be open minded enough about things that are there and things that
34 are not, and Jenniges is more inclined to accept this application.

- 35
36 • **Mahan:** Asked if this property would be under the Bethel Corridor's rules.

37
38 **Baker:** Said it would be because the property in within 600 ft of the Bethel Corridor.

- 39
40 • **Chair Flynn:** Stated that the Planning Commission needs to be careful of
41 specific zoning because they would be changing a number of land uses.

- 42
43 • **Bekeny:** Stated it now comes before more lucrative and we are making a
44 decision of what might happen, but when the dollar signs come in, it could
45 change.

46

Kitsap County Planning Commission –October 3, 2006

1 **An amendment was made by Tom Nevins and seconded by Mike Gustavson that**
2 **if the owner of the property agrees to move the Lund access, the Planning**
3 **Commission would approve the application.**

4
5 **Baker:** Indicated that may not be legal on a site specific basis.

6
7 **Tom Nevins withdrew his motion.**

8
9 **The vote:**

10 **All in favor: 7**

11 **Opposed: 1**

12 **Abstained: 1**

13 **Motion carried.**

14
15 **Lunch Break**

16
17 **Lary Coppola has left.**

- 18
19 • **Chair Flynn:** Asked if any of the Planning Commissioner's had any site
20 specifics to recommend.
21
22 • **Taylor:** Asked if the property on Mile Hill was taken care of.
23
24 • **Gustavson:** Said that she is outside of the UGA.
25
26 • **Taylor:** Referenced application 112, and indicated that Stokes owns more than
27 just the auction property.
28

29 **Baker:** Stated that Stokes is a wonderful piece of property and it is non-conforming
30 right now. While stokes may be inappropriate, commercial zoning would allow all of the
31 other things to come in as well.

- 32
33 • **Taylor:** Asked if there is another zone the Planning Commission could
34 recommend.
35

36 **Baker:** Said none that would meet their request.

- 37
38 • **Bekeny:** Asked if they were looking at the same property, because the acre size
39 he is looking at is different then what they are discussing.
40

41 **Baker:** Indicated that the property is on the SW corner of the interchange, and it is not
42 part of the auction. Baker said staff would highly recommend against this.

- 43
44 • **Ahl:** Said the site request is inside of the boundaries, and the Planning
45 Commission could recommend approval of those included with the caveat of the
46 conforming of zoning and not recommending the non conforming.
47

Kitsap County Planning Commission –October 3, 2006

- 1 • **Gustavson:** Recommended accepting staff's recommendation of excluding all
2 site specifics not included in Alternative 2 other than the ones specifically voted
3 upon by the PC.
4

5 *The vote:*

6 *All in favor: 8*

7 *Motion carried unanimously.*
8

- 9 • **Gustavson:** Asked Baker to go down the list of land use reclassification
10 requests included in alternative two and inform the Planning Commission of
11 what properties are conforming with zoning and in alternative 2.
12

13 **Baker:** Read through the list and indicated to the Planning Commission of Mike's
14 requests.
15

16 *A motion was made by Mike Gustavson and seconded by John Taylor to include*
17 *all of the conforming lots Baker read off.*
18

19 *The vote:*

20 *All in favor: 8*

21 *Motion carried unanimously.*
22

- 23 • **Mahan:** Disclosed a personal relationship of applicant # 90 and is willing to
24 excuse himself if necessary.
25

26 **Baker:** Indicated the property in question is in appendix E and it is conforming.
27

28 *A motion was made by Monty Mahan and seconded by John Taylor to include*
29 *application #90 into the UGA.*
30

- 31 • **Gustavson:** Questioned the zoning, if the applicant is requesting high density
32 residential or HTC.
33

34 *An amendment was made by Mike Gustavson and seconded by John Taylor to*
35 *change the applicants zoning to HTC.*
36

37 *The vote:*

38 *All in favor: 8*

39 *Motion carried unanimously.*
40

- 41 • **Bekeny:** Asked if the Planning Commission is going to make a recommendation
42 on each of these.
43

44 **Baker:** Recommends laying out all of them.
45

46 *Monty Mahan has left.*
47

Kitsap County Planning Commission –October 3, 2006

1 ***A motion was made by Mike Gustavson and seconded by Dean Jenniges to***
2 ***reconsider the Ron Ross area.***

- 3
4 • **Jenniges:** Stated that there is no property that could handle this significant
5 amount of growth and would like to have it in some holding or banking.

6
7 **Baker:** Stated that staff would reiterate that Bremerton does not want to go north of
8 Waaga Way. It would seem appropriate to have the UGAMA with the city of Bremerton.

- 9
10 • **Nevins:** Stated that as far as population and capacity, we should look at recent
11 development patterns at higher density and we won't have a shortfall. And we
12 should vote on the motion.

- 13
14 • **Ahl:** Thought the Planning Commission voted on the area for inclusion or
15 exclusion in the UGA.

16
17 **Baker:** Informed the Planning Commission that application # 49 is what we are talking
18 about.

19
20 ***The vote:***

21 ***All in favor: 4***

22 ***Opposed: 2***

23 ***Abstained: 1***

24 ***Motion failed due to lack of majority.***

25
26 ***A motion was made by John Ahl and seconded by Dean Jenniges to recommend***
27 ***approval off those properties within alternative 2 that conform to the proposed***
28 ***zoning of alternative 2 and we don't recommend taking any action on those that***
29 ***do not lie within alternative 2 as amended by the Planning Commission last***
30 ***week.***

31
32 ***The vote:***

33 ***All in favor: 7***

34 ***Motion carried unanimously.***

35
36 ***A motion was made by John Ahl and seconded by Brian Bekeny to exclude***
37 ***those who were not timely but which do conform to alternative 2 to be approved.***
38 ***And those untimely requests that do not conform are not recommended.***

39
40 ***The vote:***

41 ***All in favor: 7***

42 ***Motion carried unanimously.***

43
44 ***Lary Coppola returned***

- 45
46 • **Chair Flynn:** Asked if the Planning Commission can use October 10th for
47 deliberation.

48

Kitsap County Planning Commission –October 3, 2006

- 1 • **Gustavson:** Asked when public comment closes.

2
3 **Baker:** Informed him that it closes October 30th.

- 4
5 • **Gustavson:** Asked why the findings of fact are going to be done before that.

6
7 **Baker:** Said it is because of schedule.

- 8
9 • **Bekeny:** Asked how much time is going to be needed for the Board of County
10 Commissioners (BOCC) and if the Planning Commission could bump the 27th
11 meeting to the 17th, because that gives the BOCC one week to review the
12 Planning Commission's recommendation.

13
14 ***Discussion was held on meeting dates and times for upcoming Planning***
15 ***Commission meetings.***

16
17 ***Goals and Policies***

- 18 • **Gustavson:** Read in volume I, chapter II and indicated that you cannot
19 supersede the Constitution with RCW.

20
21 ***A motion was made by Mike Gustavson and seconded by Dean Jenniges to add***
22 ***the words "or damaged" on page 1-5 under property rights.***

23
24 ***The vote:***

25 ***All in favor: 5***

26 ***Opposed: 2***

27 ***Abstained: 1***

28 ***Motion Carried***

- 29
30 • **Gustavson:** Asked if the words not joined together could be changed to
31 adjacent.
32
33 • **Jenniges:** Stated that we would be here all night if we are looking at semantics.
34
35 • **Gustavson:** Asked about Land Use 27 on page 2-20 if this is applying the cities
36 rules to the cities UGA and how to resolve this.

37
38 **Baker:** Indicated that the UGMA is supposed to be a stop so we can make UGAs
39 attractive.

40
41 ***A motion was made by Tom Nevins and seconded by Mike Gustavson to redefine***
42 ***HTC zone, removing visibility as an attribute.***

- 43
44 • **Taylor:** Stated as being self employed his entire life, yes, you do have to be
45 visible if you have a business.
46

Kitsap County Planning Commission –October 3, 2006

- 1 • **Ahl:** Gave the example of the new Wal-Mart as being invisible from the highway
2 and would support this.
3
- 4 • **Chair Flynn:** Asked if we are changing the purpose, should the regulation be
5 changed.
6
- 7 • **Bekeny:** Asked if the Planning Commission is talking about a sign or knocking
8 down trees.
9
- 10 • **Jenniges:** Asked who interprets that.
11
- 12 • **Nevins:** Suggested this be removed so we cannot assume because an area is
13 visible that it doesn't need to be HTC.
14
- 15 • **Gustavson:** Suggested staff finding this in the code.
16

17 ***The vote:***

18 ***All in favor: 6***

19 ***Opposed: 1***

20 ***Motion carried.***

21 ***(Jenniges left the room)***

- 22
- 23 • **Taylor:** Wants a report on the parking situation on Friday.
24
- 25 • **Chair Flynn:** Informed everyone that this meeting is adjourned and
26 deliberations will continue on Friday, October 5, 2006.
27

28 **2:00PM**

29 Meeting adjourned.
30
31
32

33 **EXHIBITS**

- 34 A. October 3rd, 2006 Planning Commission Agenda
- 35 B. October 3rd, 2006 Planning Commission Legal Notice
- 36 C. Transportation Funding options
- 37 D. 10-Year Sub-Area Plan Land Use Reclassification Requests included in
38 Alternative 2
- 39 E. 10-Year Sub-Area Plan Land Use Reclassification Requests excluded from
40 Alternative 2
- 41 F. Land Use Reclassification Requests submitted outside of Sub-Area Plan & 10-
42 Year application periods
- 43 G. Column from the Seattle Times submitted by Mike Gustavson
44

45
46 MINUTES approved this _____ day of _____2006.
47

Kitsap County Planning Commission –October 3, 2006

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

Deborah Flynn, Chair

Christina Lindner, Planning Commission Secretary