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MINUTES
KITSAP COUNTY PLANNING COMMISSION
October 24, 2006

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These minutes are intended to provide a summary of
the meeting flow and content and should not be relied
upon for specific statements from individuals at the
meeting.

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

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The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Administration Building, Commissioners Chambers located at 619 Division Street Port Orchard, Washington 98366. Members present: Chair Deborah Flynn, John Ahl, Tom Nevins, Dean Jenniges, John Taylor, Mike Gustavson, and Lary Coppola. Staff Present: Eric Baker, Angie Silva, Jeff Rowe-Hornbaker, Jim Bolger and Planning Commission Secretary, Christina Lindner.

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9:00 AM -- Chair Flynn calls meeting to order, starting with introductions.

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10-Year Update

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Eric Baker: Gives a brief update regarding the Comprehensive Plan and the Commissioner's public hearing held October 23. Baker presents unapproved meeting minutes from two of the four deliberation meetings before the Planning Commission. Additional topics yet to be covered are the proposed work plan from Community Planning and the proposed Low Impact Development Changes that Dave Tucker will be presenting. Jim Bolger will be present to talk about parking issues.

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Jenniges: Are there any disagreements with Planning Commission recommendations?

Baker: None to date. Comments should have been e-mailed yesterday evening. If not, they will be submitted directly. The Board of County Commissioners will make its decision and currently are 95% concurrent with the Planning Commission's recommendations.

Ahl: All pages of the meeting minutes are numbered 164.

Baker: The final minutes will be corrected and any further corrections can be submitted to the clerk. Baker continues with a summary of the Board of County Commissioners public hearing stating there was a lot of testimony related to NASCAR, Barker Creek, and Royal Valley. Michelle McFadden and Planning Commissioner Monty Mahan were present as well as a radio personality. The

1 Board of County Commissioners reviewed the Findings of Fact with no major
2 problems with main recommendations. There were, however, some regular
3 questions on buffer enhancements, wildlife protection, etc.

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5 **Jenniges:** What is the outcome with Mile Hill concerning excess
6 commercial land?

7
8 **Baker:** There will be one more public discussion because 19 people did not
9 have a chance to testify. The Board feels it needs to change its employment
10 projections for 2007. Unsure if this issue will be addressed. To Jenniges'
11 question, Baker says staff is still waiting for comments from the Department of
12 Transportation, Department of Fish and Wildlife, etc. The County is looking at a
13 November 6th approval and a December 4th adoption.

14
15 **Baker:** Discussion held regarding the correction and format of minutes. The
16 decision is to mark the corrections and give them to Eric.

17
18 **Baker:** The draft work plan is being reviewed and may require a review of the
19 Manchester Sub-Area Plan. Issues include lot aggregation, height requirement,
20 and lot volume language.

21
22 **Gustavson:** Does the density of Manchester justify having LAMRIDs with
23 existing sewer?

24
25 **Baker:** It would follow historical patterns. Because of sewer Manchester would
26 have to be included in a UGA. As for the sewage plant, at those lower densities,
27 in theory, it would be used up.

28
29 **Nevins:** How do Hansville folks perceive Driftwood Key? What is it?

30
31 **Baker:** There will be many discussions about this topic. Hansville contains
32 Driftwood Key, Lighthouse Point, and downtown. The questions are how to
33 create a logical out boundary, is it its own entity and is it together or separate.

34
35 **Jenniges:** What is Facilities, Parks and Recreation's involvement with
36 Seabeck Marina?

37
38 **Baker:** There is grant funding that is going to be used for restroom and drain
39 fields. Private enterprise wants to eventually double the current marina size.

40
41 **Jenniges:** Is there anything being done to enhance the parking?

42
43 **Baker:** They're trying to make the area as efficient as possible with angled
44 parking. Public Works frowns on angled parking on a major arterial but 75% of
45 the prime spots are arterial. If this percentage grows, negotiations can be held.

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1 9:30 AM – Presenters from Public Works arrive.

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3 **Baker:** Offers the option of looking at the minutes or launching into the
4 presentation.

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6 **Chair Flynn:** Suggests they get started on the presentation.

7

8 **Dave Tucker:** States that he is presenting Proposed Low Impact Development
9 changes to Kitsap Code and Stormwater Design Manual.

10

11 **Chair Flynn:** What is the proposed schedule?

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13 **Jeff Rowe-Hornbaker:** It needs to be before the Board by January 1, 2007.

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15 **Tucker:** The definition is taken from the Puget Sound Action Team Low Impact
16 Development guidance manual and relates with limiting the amount of
17 stormwater - the presentation is not about land use issues. It is centered on
18 infiltration control of low intensity storms, but is not a complete substitute for flood
19 control. Examples are pervious asphalt and concrete. These are hard surfaces
20 a vehicle can park on but porous enough that water will absorb. These surfaces
21 can be underlain with storage or not.

22

23 **Gustavson:** What kinds of rocks are being used?

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25 **Tucker:** The same rocks used in road building.

26

27 **Gustavson:** Is it similar to half dirt?

28

29 **Tucker:** It is the same principle for road making as any other place. Parking lots
30 on the east coast are using this concept. For bioretention, instead of an island in
31 the middle, there is a concave area.

32

33 **Jenniges:** 1) We do use this concept because we have roadside ditches;
34 2) The underlying ground is not identified; and 3) Developers being told
35 how to landscape is counter productive.

36

37 **Tucker:** The Department of Ecology Grant will help develop low impact
38 standards and the leadership team will provide community workshops.

39

40 **Copolla:** Are home builders taking the lead on the project?

41

42 **Tucker:** Yes. The NPDES permit should be issued by December 7, 2006. It
43 requires provision for low-impact development. The permit will cost \$3,500 and
44 to Copolla's question, Tucker says the Department of Ecology is on the
45 committee. Today's presentation is a short-term fix to use in design standards

1 because bio-retention and rain gutters were not created when the standards
2 were developed.

3
4 **Coppola:** If a state license is required, does it impact the requirements of
5 the Critical Areas Ordinance? (Referring to Definition of Geologist)

6
7 **Tucker:** The Critical Areas Ordinance takes into account that they are licensed.
8 He will research that further.

9
10 **Jenniges:** Each time a code is revised to make it simpler, it always has a
11 bigger impact on those who enforce the code.

12
13 **Tucker:** Hopefully it will be less burdensome on both sides of the permit counter.

14
15 **Gustavson:** This will not solve any problems.

16
17 **Tucker:** It does not change the amount of mitigation. We're proposing to give
18 them more tools.

19
20 **Nevins:** Given that a person would use it because it is less burdensome,
21 does this improve the infiltration over the present standards?

22
23 **Tucker:** The current method is to plan with regards to peak rates and steady
24 rains over a 24-hour period. This LID method is good for smaller storms. In two
25 years we will need to adopt a current 2005 state standard for the geographic
26 area.

27
28 **Jenniges:** The concept of hydrology in this area is not evaluated
29 properly.

30
31 **Tucker:** Drainage is required regardless of property size. New standards will be
32 adopted based on current population densities.

33
34 **Ahl:** What needs to be done to a single-family, 16,000-22,000 square foot
35 lot in order to comply? (referring to proposed change to Major
36 Development Definition)

37
38 **Tucker:** Nothing, there are no changes in urban areas. If you have a 20-acre lot,
39 you are allowed to have reasonable development in the rural area without
40 engineered flow control.

41
42 **Gustavson:** Recommends adding a "permeable surfaces" slide to the
43 presentation as well as definitions of "lawn" and "pasture".

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45 **Tucker:** Lawns and pasture are defined in the manual. Lawn is not impervious –
46 it is considered landscaping.

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Jenniges: Will there be a public hearing for this ordinance document?

Tucker: Yes, one with the Planning Commission and one with the Board.

Gustavson: Discussion continued regarding verbiage and definitions of terminology.

Tucker: Moving on, the bucket test is an easy test. If water remains on the ground, the underlying soil is causing the slowdown of percolation. A more detailed test is available to determine if the pavement is responsible for the slowdown. Since we are proposing the permeable pavement systems as the same as bare soil, we set standards that they maintain their permeability over their lifetime. An annual vacuum sweep, pressure treatment every two years and a test every five years to determine the permeability.

Copolla: How does the high-pressure test compare to the bucket test?

Tucker: It depends on the surface of the area, but it is the most effective way to restore a surface.

Ahl: Who are the Civil Engineers in your committee?

Tucker: Mike Mecham, Mark Kuhlman, Pat Fuhrer, Maher Abed, Andre Kasniak, and myself.

Chair Flynn: When is the public hearing being held?

Jeff Rowe-Hornbaker: November 14, 2006 would be best.

Chair Flynn: We need to schedule that.

Taylor: Discussion continued regarding scheduling conflicts.

Chair Flynn: Makes a request for a public hearing to be scheduled for the evening of the 14th.

Jim Bolger begins presentation.

Bolger: Previous parking tickets have been taken care of. Was informed that parking tickets cannot be paid for with County money. Parking passes, County lots, and alternative meeting schedules are some options.

Ahl: Can you describe the location of those lots?

Bolger: We will provide a map.

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Coppola: Is this an issue with the city?

Bolger: Parking has always been an issue with the city. Ben Holland has been dealing with this. Staff will try to close the nearest lot prior to a meeting.

A motion is made by Chair Flynn and seconded by Commissioner Ahl to adjourn the meeting.

The Vote:

Yes: 7

No: 0

Motion carries.

EXHIBITS

- A. Recommendations on Preferred Alternative with Dept Comments
- B. Recommendations on Vol. I Draft Comp Plan/Policy Doc with Department Comments
- C. Recommendations on Vol. III Proposed Regulations with Department Comments
- D. Recommendations on 20-Year Transportation funding options with Department Comments
- E. Draft minutes for review/discussion purposes

MINUTES approved this _____ day of _____ 2006.

Deborah Flynn, Chair

Christina Lindner, Planning Commission Secretary