MINUTES
KITSAP COUNTY PLANNING COMMISSION
Administration Building - Commissioner’s Chambers
Public Hearing
February 27, 2007, 9:00 AM

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.

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, WA 98366. Members present: Chair John Taylor, Fred Depee, Tom Nevins, Michael Gustavson, Lou Foritano, Linda Paralez and Dean Jenniges. Staff present: Linda Bentley, Scott Diener, Katrina Knutson, and Planning Commission Secretary Christina Lindner.

9:00 AM
A. Call Meeting to Order, Introductions

9:01 AM
B. Approval of Meeting Minutes

A motion was made by Commissioner Gustavson and seconded by Commissioner Foritano to approve the minutes of February 13, 2007. The VOTE:
Yes: 6
No: 0
Abstained: 1
Motion carries

9:02 AM
C. Public Hearing - Silverdale Draft Downtown Design Guidelines – Linda Bentley, Senior Planner, DCD

Linda Bentley gives a brief update regarding the Silverdale Design Guidelines, explains the displayed map, and requests a continuation of the Public Hearing until the March 27, 2007 Planning Commission meeting.

Gustavson: What is the impact of the Eagle Habitat on the Silverdale plan?
Bentley: The Eagle Habitat is not within the Design Guidelines. It just happens to be on the Critical Areas Map.

Gustavson expresses concerns regarding Hydric Soils and the cost of mitigation.

Public Hearing Open:

Ron Ross: Explains that Silverdale will become unmanageable with seven different zones and suggests splitting it into three districts.

Depee: What was the duration of the Silverdale planning process?

Ross: It was an on-going program for less than a year.

Depee: Was the attendance regular?

Ross: The meetings were sparsely attended. Sometimes only two people attended the meetings.

Depee: Obviously it was not a huge issue with the community or they would have shown up.

Ross: The Waterfront District should include the waterfront.

Depee: Requests an outline of the committee’s discussions.

Paralez: Asks for Ron Ross to describe the three zones he envisions.

Ross: I do not have an idea of what they should look like. I would just like to see less districts.

Discussions held regarding future planning.

Mike Walton: The segmentation of Silverdale is overly complex but is trying to match the status of a city within the Urban Growth Boundary guidelines. I disagree with Ron Ross about the way the waterfront is broken up into different sections, but because the waterfront is adjacent to other areas that have common elements that lend credence to the way they have broken that up, it remains to be seen what the most appropriate growth pattern is. Nothing in the guidelines recommends the allowance of a 10 or 12 story building. There is an attempt to get away from the current suburban trend. The design standards help developers establish compliance in a village atmosphere.
Dave Peterson: We need design guidelines for our future, specifically for re-designing. The Central Kitsap Committee drew a line around Silverdale and designated areas conceptually. Silverdale is different in many places and has distinct characteristics.

Discussion held regarding Ridgetop Boulevard.

Phil Best: The Port of Silverdale has an ongoing Comprehensive Plan for the next 15 years. Our consulting group, Makers, have been planning for the Port for the last six months. Our group has been unable to review this.

Jenniges: What area do you consider the Port?

Phil Best: The pier, along Lowell Street, and to the water. I question converting McConnell/Commercial streets to parking areas. That area has been designated as a wetland.

Ross: Old Town Silverdale is lovely because it was not planned. It does not seem logical to set standards for people in the future. If it were practical to build 12 story buildings, we would do it. But that comes with time. What is the point of a height limit if it keeps changing? Planning interferes with logical development.

Foritano: A plan with so many exceptions means no plan at all. Are you arguing for guidelines? Is planning no good if there are too many exceptions?

Ross: I am in favor of planning, but it should be land use, not design guidelines. I like variety.

Foritano: “My” is not community. You want to be able to do what you want to do without concern for the rest of the community.

Ross: Our government is not involved. The committee consists of a loosely put-together group of people. The water department and fire department did not appear at these meetings.

Peterson: Requests to add a category “I” after category “H” on page 20. It should read: “if desired by the property owners of a waterfront parcel in the NC (neighborhood commercial zone of Old Town), new and remodeled buildings directly adjacent to water may be built at all residential configurations”. This refers to the NC zone in Old Town. I strongly believe that in order for businesses to be successful in Old Town we need to have people living within walking distance of those businesses. This change would provide equity for
smaller landowners and builders to develop such lots without having to aggregate lots. This change would help retain the character of Old Town.

Jenniges: Old Town already has that: Many homes were sold and became businesses. What lot areas are you referring to?

Peterson: Waterfront lots. It could even apply to the Port of Silverdale. With these regulations, if you owned those lots, you would have to put a business on the bottom floor in order to remodel.

Chair Taylor closes the Public Hearing portion of the meeting at 10:00 a.m. to be continued on March 27, 2007.

Chair Taylor: Expresses concerns regarding the Waterfront District, referencing pages 18 and 51.

Discussions held regarding the Waterfront District.

A motion was made by Commissioner Gustavson and seconded by Commissioner Jenniges to have the waterfront parcels be included in the waterfront district, bounded by Tracyton Boulevard, Bucklin Hill Road, and Silverdale Way.

The VOTE:

Yes: 3
No: 3
Abstained: 1
Motion fails

Paralez: Asks Linda to clarify the differences between the purposes of design guidelines and design standards.

Bentley: Sometimes the terms are used interchangeably. Some guidelines are mandatory and some are suggestions or encouragements. They are to sit on top of the underlying zoning regulations regarding landscaping, pedestrian, etc…

Paralez: If a building is torn down and redeveloped, the guidelines enhance the way it is rebuilt. They enhance zoning practices.

Bentley: Agrees with Commissioner Paralez’s assessment.

Discussions held regarding the Burnham Drive development.

Nevins: Design standards do work, in time, in some areas. We hope that over time the guidelines will help move development in that direction.
They do not mandate. They help people think in a certain way. I favor planning rather than leaving it up to whatever feels right to citizens.

A motion was made by Commissioner Depee and seconded by Commissioner Gustavson that no change on the Silverdale Design Plan be made by the Planning Commission until the Public Hearing process is complete.

The Vote:
Unanimous

Motion carries.

Jenniges: Recommends that staff look at districting and provide some alternatives.

Gustavson: Suggests one zone with an encouragement of retail on the bottom floor.

Discussions held regarding residential commercial zoning.

A motion was made by Commissioner to reopen the Public Hearing portion of the meeting.

The Vote:
Unanimous

Motion carries

Public Hearing reopened: 02:14:00

Joyce Merkel: We need more quality residential units to support businesses. The Port of Silverdale has been trying to buy property. The park is incredible, as long as we keep it people friendly. We do not need seven different districts.

Ross: Recommends that the Planning Commission consider zoning.

Public Hearing continued until March 27th.

A motion was made by Commissioner Gustavson and seconded by Commissioner Nevins to adjourn the meeting.

The VOTE:
Unanimous

Motion carries

Meeting adjourned 11:28 AM.
EXHIBITS
A. Silverdale Draft Design Guidelines Manual
B. Silverdale Draft Design Guidelines Staff Report to the Planning Commission
C. Miscellaneous Public Testimony

MINUTES approved this _______ day of _______ 2007.

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John Taylor, Chair

_________________________________________
Christina Lindner, Planning Commission Secretary