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

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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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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.

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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?

1 **Bentley:** The Eagle Habitat is not within the Design Guidelines. It just happens
2 to be on the Critical Areas Map.

3
4 ***Gustavson expresses concerns regarding Hydric Soils and the cost***
5 ***of mitigation.***

6
7 **Public Hearing Open:**

8
9 **Ron Ross:** *Explains that Silverdale will become unmanageable with seven*
10 *different zones and suggests splitting it into three districts.*

11
12 **00:10:20**

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

14
15 **Ross:** It was an on-going program for less than a year.

16
17 **Depee:** Was the attendance regular?

18
19 **Ross:** The meetings were sparsely attended. Sometimes only two people
20 attended the meetings.

21
22 **Depee:** Obviously it was not a huge issue with the community or they
23 would have shown up.

24
25 **Ross:** The Waterfront District should include the waterfront.

26
27 **Depee:** *Requests an outline of the committee's discussions.*

28
29 **Paralez:** *Asks for Ron Ross to describe the three zones he envisions.*

30
31 **Ross:** I do not have an idea of what they should look like. I would just like to
32 see less districts.

33
34 ***Discussions held regarding future planning.***

00:20:00

35
36 **Mike Walton:** The segmentation of Silverdale is overly complex but is trying to
37 match the status of a city within the Urban Growth Boundary guidelines. I
38 disagree with Ron Ross about the way the waterfront is broken up into different
39 sections, but because the waterfront is adjacent to other areas that have
40 common elements that lend credence to the way they have broken that up, it
41 remains to be seen what the most appropriate growth pattern is. Nothing in the
42 guidelines recommends the allowance of a 10 or 12 story building. There is an
43 attempt to get away from the current suburban trend. The design standards help
44 developers establish compliance in a village atmosphere.

1 **Dave Peterson:** We need design guidelines for our future, specifically for re-
2 designing. The Central Kitsap Committee drew a line around Silverdale and
3 designated areas conceptually. Silverdale is different in many places and has
4 distinct characteristics.

5
6 ***Discussions held regarding Ridgetop Boulevard.***
7

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

11 **00:34:05**

12 **Jenniges:** What area do you consider the Port?
13

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

17
18 **Ross:** Old Town Silverdale is lovely because it was not planned. It does not
19 seem logical to set standards for people in the future. If it were practical to build
20 12 story buildings, we would do it. But that comes with time. What is the point of
21 a height limit if it keeps changing? Planning interferes with logical development.

22
23 **00:43:00**
24

25 **Foritano:** A plan with so many exceptions means no plan at all. Are you
26 arguing for guidelines? Is planning no good if there are too many
27 exceptions?
28

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

31
32 **Foritano:** “My” is not community. You want to be able to do what you
33 want to do without concern for the rest of the community.
34

35 **Ross:** Our government is not involved. The committee consists of a loosely put-
36 together group of people. The water department and fire department did not
37 appear at these meetings.
38

39 **Peterson:** *Requests to add a category “I” after category “H” on page 20.* It
40 should read: “if desired by the property owners of a waterfront parcel in the NC
41 (neighborhood commercial zone of Old Town), new and remodeled buildings
42 directly adjacent to water may be built at all residential configurations”. This
43 refers to the NC zone in Old Town. I strongly believe that in order for
44 businesses to be successful in Old Town we need to have people living within
45 walking distance of those businesses. This change would provide equity for

1 smaller landowners and builders to develop such lots without having to
2 aggregate lots. This change would help retain the character of Old Town.

3
4 **00:56:00**

5
6 **Jenniges:** Old Town already has that: Many homes were sold and
7 became businesses. What lot areas are you referring to?

8
9 **Peterson:** Waterfront lots. It could even apply to the Port of Silverdale. With
10 these regulations, if you owned those lots, you would have to put a business on
11 the bottom floor in order to remodel.

12
13 **Chair Taylor closes the Public Hearing portion of the meeting at 10:00 a.m.**
14 **to be continued on March 27, 2007.**

15
16 **Chair Taylor:** *Expresses concerns regarding the Waterfront District,*
17 *referencing pages 18 and 51.*

18 **01:08:10**

19 **Discussions held regarding the Waterfront District.**

20
21 **A motion was made by Commissioner Gustavson and seconded by**
22 **Commissioner Jenniges to have the waterfront parcels be included in the**
23 **waterfront district, bounded by Tracyton Boulevard, Bucklin Hill Road,**
24 **and Silverdale Way.**

25 **The VOTE:**

26 **Yes: 3**

27 **No: 3**

28 **Abstained: 1**

29 **Motion fails**

30
31 **Paralez:** *Asks Linda to clarify the differences between the purposes of*
32 *design guidelines and design standards.*

33
34 **Bentley:** Sometimes the terms are used interchangeably. Some guidelines are
35 mandatory and some are suggestions or encouragements. They are to sit on top
36 of the underlying zoning regulations regarding landscaping, pedestrian, etc...

37
38 **Paralez:** If a building is torn down and redeveloped, the guidelines
39 enhance the way it is rebuilt. They enhance zoning practices.

40
41 **Bentley:** *Agrees with Commissioner Paralez's assessment.*

42
43 **Discussions held regarding the Burnham Drive development. 01:31:45**

44
45 **Nevins:** Design standards do work, in time, in some areas. We hope that
46 over time the guidelines will help move development in that direction.

1 They do not mandate. They help people think in a certain way. I favor
2 planning rather than leaving it up to whatever feels right to citizens.
3

4 **Break 10:40** **01:48:12**
5

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

10 **The Vote:**

11 **Unanimous**

12 **Motion carries.** **01:51:30**
13

14 **Jenniges:** *Recommends that staff look at districting and provide some*
15 *alternatives.*
16

17 **Gustavson:** *Suggests one zone with an encouragement of retail on the*
18 *bottom floor.*
19

20 ***Discussions held regarding residential commercial zoning.***
21

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

24 **The Vote:**

25 **Unanimous**

26 **Motion carries**
27

28 **Public Hearing reopened:** **02:14:00**
29

30 **Joyce Merkel:** We need more quality residential units to support businesses.
31 The Port of Silverdale has been trying to buy property. The park is incredible, as
32 long as we keep it people friendly. We do not need seven different districts.
33

34 **Ross:** *Recommends that the Planning Commission consider zoning.*
35

36 **Public Hearing continued until March 27th.**
37

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

40 **The VOTE:**

41 **Unanimous**

42 **Motion carries**
43

44 **Meeting adjourned 11:28 AM.**
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1 EXHIBITS

- 2 A. Silverdale Draft Design Guidelines Manual
- 3 B. Silverdale Draft Design Guidelines Staff Report to the Planning
- 4 Commission
- 5 C. Miscellaneous Public Testimony

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12 MINUTES approved this _____ day of _____ 2007.

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17 John Taylor, Chair

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20 _____
21 Christina Lindner, Planning Commission Secretary
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