

MINUTES

**KITSAP COUNTY PLANNING COMMISSION
Administration Building - Commissioner's Chambers
February 10, 2009, 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: Lou Foritano, Fred Depee, John Taylor, Mike Gustavson, Tom Nevins, Jim Sommerhauser, and Robert Baglio

Members absent: Linda Paralez and John Hough

Staff present: Larry Keeton, Eric Baker, Angie Silva, Scott Diener, Patty Charnas, Katrina Knutson, and Planning Commission Secretary Mary Seals

8:59:00

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

Agenda is adopted as posted.

C. Public Comment

D. Approval of Minutes from January 27, 2009

A motion is made by Commissioner Taylor and seconded by Commissioner Gustavson to approve the minutes of January 27, 2009.

The Vote:

Unanimous

The motion carries

9:01:10

E. Shoreline Master Plan Status Update: Patty Charnas, Environmental Programs Manager, DCD

Charnas gives a status update about the Shoreline Master Program update process. Charnas circulates hand-outs from the Department of Ecology on SMP update planning.

Commissioner Sommerhauser arrives: 9:06:20

Gustavson points out other counties that have gone through this process and requests a copy of the minutes from the DOE meeting with Jefferson County. He asks about meetings with community groups.

1 *Foritano asks Charnas her opinion as to the top three issues for the next couple*
2 *years regarding SMP update.*

3
4 *Charnas responds that getting all stakeholders to work together on updating the*
5 *policies for current and future uses on the shoreline will be the biggest issue.*

6
7 9:10:35

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9 **F. Directors update- Larry Keeton, DCD Director**

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11 *Keeton also responds to the 'top three issues' questionor the Shoreline Master*
12 *Plan. Another issue is the required cumulative impacts assessment: what are*
13 *cumulative effects. How are they defined it, how do we meet the state*
14 *guidelines?*

15
16 *Discussion is held about the status of the Department and items to address this*
17 *year.*

18
19 *Discussion is held about code change recommendations and changes tracking.*

20
21 9:21:47

22
23 **G. Work Study: Waaga Way Connector Roads & Town Center Design**
24 **Standards: Eric Baker, Special Projects**

25
26 *Baker gives an overview of the Waaga Way Connector Roads & Town Center*
27 *Design Standards.*

28
29 *Discussion is held about development types and ideas for this area.*

30
31 *Foritano states that the direction could be helped if we had some vision or*
32 *strategy for the County.*

33
34 *Discussion is held about the roadway and development options.*

35
36 *Baker gives presentation regarding the connector road designs, funding and*
37 *development.*

38
39 *Sommerhauser asks about county road impact fees and trip generation method.*

40
41 *Depee asks what the commissioner's conclusion was about the connectivity to*
42 *Frontier Rd.*

43
44 *Discussion is held about connectivity options, including lanes and design.*

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46 *Baker discusses the Use Table and Design Standards Amendment proposals.*

47
48 *Foritano suggests that the major developers present approximately 10 minutes*
49 *first and the public afterwards.*

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51 Break

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10:21:13

Reconvene

10:29:30

H. LOSS/Legacy Lots Presentation: Katrina Knutson, Associate Planner, DCD

Knutson presents an overview of Legacy Lots in Kitsap County and an overview of how other counties in Washington are addressing them.

Gustavson requests clarification of the definition of a Legacy Lot.

Knutson states that a Legacy Lot is a legal, nonconforming lot. For the purpose of this presentation the Board of County Commissioners had requested a broad perspective of Legacy Lots. She continues by addressing what other counties are doing with Legacy Lots.

Taylor asks about the build-ability of some of these lots.

Discussion is held about development and permitting for some of these sites.

Sommerhauser suggests that there are two state Attorney Generals' opinions about Legacy Lots and would like the Board to receive copies of the opinions. He requests that county legal give some discussion about the applicability and enforceability of those opinions as relates to anything the county might decide to do.

Knutson states that this information will be available in the staff report.

Motion is made by Commissioner Gustavson and seconded by Commissioner Taylor that county legal brief the Planning Commission so they can ask questions.

Gustavson explains that there are questions that the Planning Commission may come up with that did not come from the Board or the Staff that may clarify what they are dealing with.

Nevins states that he is not sure that we are to be advised by county legal.

Keeton states that they are an advisory group. If they make the motion they should make the motion in the form of a request. The elected official can accept or deny the request.

Commissioner Gustavson modifies the motion stating that legal had addressed us on issues previously.

Discussion is held about the process of making a recommendation and the information within the staff report.

The Vote:

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1 Yes: 6

2 No: 1

3 The motion carries

4
5 *Knutson assures the Planning Commission member that staff has been meeting*
6 *with legal to discuss this issue.*

7
8 Depee: Are you trying to address onsite sewage at the same time?

9
10 Knutson: That is what we will be receiving direction on from the Board.

11
12 11:01:40

13
14 I. For the Good of the Order

15
16 *Clarification is requested for the Planning Commissions terms of office.*

17
18 *Diener states that the corrected roster will be sent out. He also clarifies that the*
19 *next meeting is a night meeting.*

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21 A motion is made by Commissioner Sommerhauser and seconded by
22 Commissioner Baglio to adjourn the meeting.

23
24 The Vote:

25 Unanimous

26 The motion carries

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28 Time of adjournment: 11:06:25

29
30 EXHIBITS

- 31
32 A. FAQ – Shoreline Master Programs
33 B. Shoreline Master Programs Planning Process
34 C. Map of Silverdale Design District
35 D. Map of Waaga Way Town Center
36 E. KC Code Title 17 – Waaga Way Town Center – Amendments to the Consolidated
37 Use Table
38 F. Silverdale Design Standards – Amendments to the Waaga Way Town Center
39 Chapter
40 G. Copy of Legacy Lots Power Point presentation

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42
43 MINUTES approved this _____ day of _____ 2008.

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46 Lou Foritano, Planning Commission Chair

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49 Mary Seals, Planning Commission Secretary