

MINUTES
KITSAP COUNTY PLANNING COMMISSION
North Kitsap Fire & Rescue
October 6, 2009 6:00 pm

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 North Kitsap Fire & Rescue
26642 Ne Miller Bay Rd, Kingston, WA**

Members present: Lou Foritano, Robert Baglio, Linda Paralez, John Taylor, Fred Depee, Mike Gustavson, Michael Brown, Tom Nevins, Jim Sommerhauser and Robert Baglio

Members absent: none

Staff present: Peter Sullivan, Scott Diener and Planning Commission Secretary Mary Seals

6:00:00

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

Diener advises that all of the Site Specific applications will be continued to 10/13 and the Ueland application has come off the agenda.

A motion by Commissioner Depee and seconded by Commissioner Sommerhauser agenda items E-U be continued to the 10/13 meeting, except if someone is here specifically to them.

***Gustavson:** This will allow the Planning Commission to deliberate on RL-8, or at least have a Public Hearing and perhaps deliberate. That doesn't determine the final wording of RL-8, the wording comes from... Ours is only a recommendation to the Board of County Commissioners who have to approve the wording. And once that wording's approved then we can deliberate on these site specifics. Until we have approved wording we really don't have anything. We have a recommendation from ourselves to the County Commissioners.*

Diener: Right, that's what you have and all of the decisions are recommendations. Recommendations based on the language that you've recommended.

***Gustavson:** If they change the language we have to go back and re-deliberate.*

Diener: If they change the language they might remand it based on language change, unless it's not substantial in nature. Then they can move forward.

***Gustavson:** I don't know what merit our recommendation has based on potential language. We need to have final language before we can deliberate.*

Diener: Our attorneys advise that you can make the recommendation and then move forward with the site specific determinations based on the language that you've recommended.

1 **Amendment to the motion by Commissioner Gustavson seconded by Commissioner**
2 **Taylor to defer deliberation on Site Specifics until the County Commissioner’s official**
3 **verbiage on RL-8 is approved.**

4
5 **Paralez:** *We’ve already had this discussion before.*

6
7 ***Discussion is held about the role of recommending.***

8
9 **Gustavson:** *There seems to be tremendous discussion about staff’s position on the*
10 *wording of RL-8 and that of the committee that’s doing the drafting and they’re*
11 *diverging. The next thing that happens after our recommendation is a staff briefing to*
12 *the Board of County Commissioners by the staff which may turn this thing totally*
13 *around.*

14
15 **The Vote on the Amendment:**

16 Yes: 2

17 No: 7

18 Abstain: 0

19 **The motion fails**

20
21 **The Vote on the Motion:**

22 Yes: 8

23 No: 1

24 Abstain:

25 **The motion carries**

26
27 **Sommerhauser states that the discussion on RL-8 had become more complicated and**
28 **is concerned that by the written submittal by Mr. Palmer that a new item is being added**
29 **into that discussion. He asks if it has been properly noticed.**

30
31 ***Diener states that staff views it as public comment.***

32
33 ***Nevins clarifies what RL-8 is for the public.***

34
35 ***Depee states that Commissioner Sommerhauser’s observations are no different than***
36 ***Commissioner Gustavson’s motion.***

37
38 ***Gustavson comments about Bill Palmer’s written comments.***

39
40 ***Foritano redirects the meeting back to the agenda.***

41
42 **C. Public Comments**

43
44 **D. Approval of September 1, 2009 Minutes**

45
46 **A motion made by Commissioner Taylor and seconded by Commissioner**
47 **Sommerhauser to approve the September 1, 2009 minutes.**

48
49 **The Vote:**

50 Yes: 9

51 No: 0

1 Abstain: 0

2 **The motion carries**

3
4 **6:17:00**

5
6 **E. Continuation of Public Hearing: RCO and RI zones and Policy RL-8: Katrina**
7 **Knutson, Senior Planner, DCD (Est. 5 min) (Recommend Continuation)**

8
9 *Diener discusses the impact of the proposed use table on some properties and staff's*
10 *analysis of non-conforming uses. He reviews the option for alternatives Staffs plan.*

11
12 **Item continued to 10/13 meeting.**

13
14 **F. Deliberations / Recommendation: Site Specific Comprehensive Plan**
15 **Amendments (Speed): Pete Sullivan, Associate Planner, DCD (Est. 10min)**

16
17 **A motion is made by Commissioner Nevins and seconded by Commissioner Taylor to**
18 **approve the Speed application.**

19
20 **The Vote:**

21 Unanimous

22 **The motion carries**

23
24 **G. Deliberations / Recommendation: Site Specific Comprehensive Plan**
25 **Amendments (Henry's Hardware/Bjarnsen): Pete Sullivan, Associate Planner,**
26 **DCD (Est. 10min)**

27
28 **A motion is made by Commissioner Taylor motion seconded by Commissioner Paralez**
29 **to approve the Henry's Hardware/Bjarnsen application.**

30
31 **The Vote:**

32 Unanimous

33 **The motion carries**

34
35 **H. Deliberations / Recommendation: Site Specific Comprehensive Plan**
36 **Amendments (Gilman): Pete Sullivan, Associate Planner, DCD (Est. 10min)**

37
38 **A motion is made by Commissioner Taylor seconded by Commissioner Sommerhauser**
39 **to approve the Gilman application.**

40
41 *Nevins: I will be voting against it and the reason is that we have a history of extending*
42 *commercial zoning down Waaga Way, down Wheaton Way in piece meal fashion.*
43 *Seven or eight years ago we heard the story that somebody was being booted off the*
44 *new Lowes property and had to move his mobile home sales to another place.*
45 *Eventually that piece of property just north of Fairgrounds Road was approved as a*
46 *commercial zone. Immediately the sign went up and it was for sale. The idea is that we*
47 *doing another one now and just across the street from another case that was approved*
48 *maybe a year later. This is not a way to go about planning. This is a way to slowly*
49 *build an Aurora Ave. down Waaga Way and Wheaton Way without being*
50 *conscientious about it. That property went for sale the day after the Planning*
51 *Commission approved it. I'm not connected with this piece of property, my feeling is*

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1 *that this commercial extension processes needs to be slowed down and thought*
2 *about. What is our plan?*
3

4 **Gustavson:** *When we make a recommendation to the County Commissioners for a*
5 *change of zoning, that will allow that piece of property for anything that is allowed in*
6 *the Use Table for that zoning. I don't have a problem with it.*
7

8 **Depee suggests that the issue should be brought up at the comprehensive plan level,**
9 **not the site specific level.**

10
11 **Taylor comments that the property is probably not one is going to want to build a**
12 **house on it.**

13
14 **Nevins states that viable and visible does not necessarily mean that commercialization**
15 **is needed.**

16
17 **Foritano asks if staff hears the comments and still recommends approval.**

18
19 **Sullivan:** Correct. We find that is satisfies the necessary decision criteria.
20

21 **The Vote:**

22 Yes: 7

23 No: 2

24 **The motion carries**

25
26 **I. Deliberations / Recommendation: Site Specific Comprehensive Plan**
27 **Amendments (Sison/Bowley): Pete Sullivan, Associate Planner, DCD (Est. 10min)**
28

29 **A motion is made by Commissioner Depee seconded by Commissioner Gustavson to**
30 **approve the Sison/Bowley application.**

31
32 **Discussion is held about the bright line division.**

33
34 **The Vote:**

35 Yes: 8

36 No: 1

37 **The motion carries**

38
39 **J. Deliberations / Recommendation: Site Specific Comprehensive Plan**
40 **Amendments (Brown): Pete Sullivan, Associate Planner, DCD (Est. 10min)**
41

42 **A motion is made by Commissioner Taylor seconded by Commissioner Sommerhauser**
43 **to approve the Brown application.**

44
45 **The Vote:**

46 Unanimous

47 **The motion carries**

48
49 **K. Deliberations / Recommendation: Site Specific Comprehensive Plan**
50 **Amendments (McCormick): Pete Sullivan, Associate Planner, DCD (Est. 10min)**
51

1 A motion is made by Commissioner Nevins seconded by Commissioner
2 Sommerhauser to deny the McCormick application.

3
4 *Nevins states that it is unnecessary to add additional building capacity in the rural area
5 at this time. It doesn't help our progress toward locating homes in the urban growth
6 area.*

7
8 *Gustavson states that this is a result of the mapping area.*

9
10 **Baglio:** *I'd like to reiterate some of the discussions that we had before; this is an
11 island of 20 acre parcels, most of them around the perimeter that in reality are 1 per 5
12 already. Those homes that are there are obviously operating; they're enjoying a lot of
13 wildlife in a rural setting. 1 house per 5 acres is still a rural setting; it is not sprawl. I
14 think this one actually makes sense because it is an island and three of the four sides
15 are bounded by property of similar type zoning.*

16
17 *Foritano clarifies that staff recommends denial.*

18
19 *Sommerhauser asks how it can be approved when all criteria are not met.*

20
21 *Discussion is held about the approval criteria and whether it is a mapping error or not.*

22
23 *Baglio states that it is a subjective decision and not always on scientific criteria.*

24
25 *Sullivan explains how staff came to their decision for denial of the application.*

26
27 *Gustavson comments about the limited choices in developable lots.*

28
29 *Sommerhauser comments about the cumulative effect of small groups of development.*

30
31 **The Vote:**

32 Yes: 5

33 No: 4

34 **The motion carries**

35
36 **L. Deliberations / Recommendation: Site Specific Comprehensive Plan**
37 **Amendments (McCormick/Alpine Evergreen): Pete Sullivan, Associate Planner,**
38 **DCD (Est. 10min)**

39
40 A motion is made by Commissioner Nevins seconded by Commissioner
41 Sommerhauser to deny the McCormick/Alpine Evergreen application.

42
43 **The Vote:**

44 Yes: 5

45 No: 4

46 **The motion carries**

47
48 **M. Deliberations / Recommendation: Site Specific Comprehensive Plan**
49 **Amendments (Vilopot): Pete Sullivan, Associate Planner, DCD (Est. 5min)**
50 **(Recommend Continuation)**

51

1 Continued to 10/13 meeting.
2

3 **N. Deliberations / Recommendation: Site Specific Comprehensive Plan**
4 **Amendments (Unruh): Pete Sullivan, Associate Planner, DCD (Est. 5min)**
5 **(Recommend Continuation)**
6

7 Continued to 10/13 meeting.
8

9 **O. Deliberations / Recommendation: Site Specific Comprehensive Plan**
10 **Amendments (Gonzalez): Pete Sullivan, Associate Planner, DCD (Est. 5min)**
11 **(Recommend Continuation)**
12

13 Continued to 10/13 meeting.
14

15 **P. Deliberations / Recommendation: Site Specific Comprehensive Plan**
16 **Amendments (Arness): Pete Sullivan, Associate Planner, DCD (Est. 5min)**
17 **(Recommend Continuation)**
18

19 Continued to 10/13 meeting.
20

21 **Q. Deliberations / Recommendation: Site Specific Comprehensive Plan**
22 **Amendments (Kitsap Propane/Whitworth): Pete Sullivan, Associate Planner,**
23 **DCD (Est. 5min) (Recommend Continuation)**
24

25 Continued to 10/13 meeting.
26

27 **R. Deliberations / Recommendation: Site Specific Comprehensive Plan**
28 **Amendments (Seabeck Developers): Pete Sullivan, Associate Planner, DCD (Est.**
29 **5min) (Recommend Continuation)**
30

31 Continued to 10/13 meeting.
32

33 **S. Deliberations / Recommendation: Site Specific Comprehensive Plan**
34 **Amendments (Pilger): Pete Sullivan, Associate Planner, DCD (Est. 5min)**
35 **(Recommend Continuation)**
36

37 Continued to 10/13 meeting.
38

39 **T. Deliberations / Recommendation: Site Specific Comprehensive Plan**
40 **Amendments (Palmer/Stokes/Campbell): Pete Sullivan, Associate Planner, DCD**
41 **(Est. 5min) (Recommend Continuation)**
42

43 Continued to 10/13 meeting.
44

45 **U. Deliberations / Recommendation: Site Specific Comprehensive Plan**
46 **Amendments (Palmer/Stokes/Mullenix-Sherrard): Pete Sullivan, Associate**
47 **Planner, DCD (Est. 5min) (Recommend Continuation)**
48

49 Continued to 10/13 meeting.
50

1 V. **Work Study: Site Specific Comprehensive Plan Amendments (Yamamoto), Pete**
2 **Sullivan, Associate Planner, DCD (Est. 20min)**

3
4 **Diener suggests that it be continued to 10/13**

5
6 **A motion is made by Commissioner Taylor seconded by Commissioner Baglio to defer**
7 **the Work Study and Public Hearing of the Yamamoto application to 10/13.**

8
9 **The Vote:**

10 Unanimous

11 **The motion carries**

12
13 **Continued to 10/13 meeting**

14
15 **W. Public Hearing: Site Specific Comprehensive Plan Amendments (Yamamoto),**
16 **Katrina Knutson, Associate Planner, DCD (Est. 15 min)**

17
18 **Continued to 10/13 meeting**

19
20 **X. Continuation of Work Study: Addition of Mineral Resource Overlay Designation**
21 **to: Ueland Tree Farm Mineral Resource Development: Scott Diener, Manager**
22 **Policy and Planning, DCD (Est. 10 min)**

23
24 **Removed from Agenda**

25
26 **Y. Continuation of Public Hearing: Addition of Mineral Resource Overlay**
27 **Designation to: Ueland Tree Farm Mineral Resource Development: Scott Diener,**
28 **Manager Policy and Planning, DCD (Est. 1hr)**

29
30 **Removed from agenda**

31
32 **6: 49:00**

33
34 **Z. Continuation of Work Study: Removal of Mineral Resource Overlay Designation**
35 **from: Cutting Edge Grounds & Lawn Care: Scott Diener, Manager Policy and**
36 **Planning, DCD (Est. 10 min)**

37
38 ***Sullivan reviews the Cutting Edge application. Staff recommends approval of the***
39 ***removal with the conditions that a letter from the Department of Natural Resources***
40 ***verifies that there was never any mining or mineral extraction on the site and that the***
41 ***applicants' Geotechnical engineer that previously did a slope stability study would***
42 ***follow up with, most likely a letter corroborating that that study and the parcel size and***
43 ***the area access, etc. would not make that a commercially viable mineral extraction site***
44 ***if in the future it is found that those resources are there. .***

45
46 **Taylor:** *Why do we have to remove the mineral portion when all the guy wants to do*
47 *is use it for a storage yard?*

48
49 **Sullivan:** In order to take advantage of the outright industrial zoning, that is what's needed for
50 the applicant. ***He explains that the mineral resources uses overlay has its own uses***
51 ***different from industrial uses.***

1
2 **A motion by Commissioner Nevins and seconded by Commissioner Paralez to approve**
3 **with conditions for the Removal of Mineral Resource Overlay Designation from: Cutting**
4 **Edge Grounds & Lawn Care application.**

5
6 *Sommerhauser asks if the study requires core sampling.*

7
8 **Sullivan: No.**

9
10 **Foritano clarifies that the public hearing comes before the Deliberations/**
11 **Recommendations to approve or deny.**

12
13 **AA. Continuation of Public Hearing: Removal of Mineral Resource Overlay**
14 **Designation from: Cutting Edge Grounds & Lawn Care: Scott Diener, Manager**
15 **Policy and Planning, DCD (Est. 10 min)**

16
17 **Chair Foritano opens public hearing**

18
19 **No one wishes to speak**

20
21 **Chair Foritano closes the public hearing**

22
23 **BB. Deliberation/Recommendation: Removal of Mineral Resource Overlay**
24 **Designation from: Cutting Edge Grounds & Lawn Care: Scott Diener, Manager**
25 **Policy and Planning, DCD (Est. 15 min)**

26
27 **A motion by Commissioner Nevins and seconded by Commissioner Paralez to approve**
28 **with conditions for the Removal of Mineral Resource Overlay Designation from: Cutting**
29 **Edge Grounds & Lawn Care application.**

30
31 **Discussion is held about the conditions**

32
33 **The Vote:**

34 **Unanimous**

35 **The motion carries**

36
37 **Break: 7:05**

38
39 **Reconvene: 7:14**

40
41 **CC. Adjourn to Committee of the Whole: Work Study: Downtown Kingston Master**
42 **Plan: Pete Sullivan, Associate Planner, DCD (Est. 1.5 hr)**

43
44 *Sullivan reviews the materials and how the work study will proceed.*

45
46 *Peter Brachvogel gives and overview the presentation materials and the vision for*
47 *downtown Kingston.*

48
49 **A motion is made by Commissioner Nevins and seconded by Commissioner**
50 **Sommerhauser to convene to a committee of the whole.**

51

1 **The Vote:**

2 Unanimous

3 **The motion carries**

4
5 **A motion is made by Commissioner Paralez and seconded by Commissioner Depee to**
6 **close the committee of the whole.**

7
8 **The vote:**

9 **Unanimous**

10
11 **DD. Public Hearing: Downtown Kingston Master Plan: Pete Sullivan, Associate**
12 **Planner, DCD (Est. 1 hr)**

13
14 **Chair Foritano opens the public hearing.**

15
16 **Nancy Martin: *She states that she worked on the comprehensive plan and worked on***
17 ***several other groups. She complements the group for working together so well and***
18 ***states that she is in favor of the plan.***

19
20 **Alex Thompson, co-chair of the planning group: *He states that he is quite amazed and***
21 ***quite pleased. We definitely had a consensus even though they didn't start out with it.***

22
23 **Sommerhauser: *How long has the final version been available to the public? Since***
24 ***the***

25
26 **Thompson: Guessing about two months.**

27
28 **Sommerhauser: *Have you been receiving comments on it?***

29
30 **Thompson states that they had a meeting about a month ago and there were a couple**
31 **of clarifying questions**

32
33 **Sullivan: I can speak to that. With Hansville; over 700+ written and email. With this process;**
34 **none; no written comments came into me. We did the mail outs, we advertised through the**
35 **KCAC, we had a lot of participation in meeting, we went through an extensive recruitment**
36 **process. And I'm amazed.**

37
38 **Daniel Martin, director of chamber board, chairman of Kingston, past director of the**
39 **Kingston Rotary: *He expresses how exciting it is to see all these groups working***
40 ***together for a common vision of what Kingston can look like.***

41
42 **Depee: Have you allocated enough area for future potential for business to come in do**
43 **you feel?**

44
45 **Brachvogel: We believe we have.**

46
47 **Tom Coultas: The only question I have is would I be able to on behalf of the port check on**
48 **numbers and parking be able to submit in writing.**

49
50 **Foritano asks for a date. No decision made.**

51

1 **Gustavson states that apparently there is a shortage of parking for the Port, is there**
2 **any plan “B”?**

3
4 **Coultas:** You’re looking at our wish list now. **He describes some of the conceptual ideas.**

5
6 **Discussion is held about parking options.**

7
8 **Brachvogel states that the pressure of the town and port will bring the parking growth**
9 **forward.**

10
11 **Taylor:** *We’ve done several of these waterfront communities, what’s being done to*
12 *protect the view corridors?*

13
14 **Brachvogel:** Fortunately the town is built in a bowl, so the height limits allow for the bowl to
15 just get extended up kind of uniformly.

16
17 **Tom Waggoner, 46 year resident of Kingston and a 40 year businessman in Downtown**
18 **Kingston:** You’ve been talking about parking. Have any of you recently been down in the
19 Madison Park area in Seattle? Did you see perpendicular parking and parallel parking on the
20 same street? Those are things that we can do in Kingston to give it a lot more room. I go
21 back thirty some odd years I’ve been involved in various community committees. If you go
22 back to the 80’s people wanted a viable, healthy Downtown Kingston and they want it walk-
23 able. We’ve never gotten that. **He speaks about how to bring in more business into**
24 **Downtown Kingston and the past limitations. He complements that community and**
25 **Pete Sullivan on bringing the community together.**

26
27 **Foritano clarifies that he is speaking in support of the plan.**

28
29 **Sommerhauser:** *With your change in parking regulations proposals. What is your*
30 *thought on parking enforcement?*

31
32 **Waggoner confirms he is in favor of the plan. He speaks to parking enforcement**
33 **history and that he assumes as we grow.**

34
35 **Sommerhauser suggests that Kingston send volunteers to citizens on patrol.**

36
37 **Jason Manges:** I live right in the downtown core; I picked the home because of what I saw as
38 the potential downtown. I have a family and I have friends who want to live here. **He talks**
39 **about the limitations of houses and infrastructure. He states that he is in support of the**
40 **plan.**

41
42 **Discussion is held about ferry traffic.**

43
44 **Gustavson suggests three blocks of the ferry traffic be routed in a tunnel, like**
45 **Bremerton.**

46
47 **Rick Lanning:** Three years ago when the stakeholders group started there’s been a lot of
48 individuals working together to try to add to our town. **He reviews the work many**
49 **individuals have done and expressed that he is fully in support of the plan.**

50

1 **Bobby Moore, executive director of the Village Green Foundation: *She discusses the***
2 ***Village Green Foundation and the history of Kingston's community. She is in support of***
3 ***the plan.***

4
5 ***Foritano asks what outreach, if any, has there been to other communities? He also***
6 ***asks if anyone is documenting this great story.***

7
8 ***Discussion is held about the Village Green Foundation and outreach progress.***

9
10 **Waggoner:** What we need is to have this in place and then we can reach out.

11
12 **A motion is made by Commissioner Sommerhauser seconded by Commissioner Taylor**
13 **to close the public hearing and keep the written record open until close of business**
14 **Thursday 15th of October.**

15
16 **The Vote:**
17 **Unanimous**

18
19 **EE. Findings of Fact: Greater Hansville Community Plan: Pete Sullivan, Associate**
20 **Planner, DCD (*Est. 10 min*)**

21
22 **A motion is made by Commissioner Paralez and a seconded by Commissioner Nevins**
23 **to approve the Findings of Fact for Greater Hansville Community Plan.**

24
25 **The Vote:**
26 **Unanimous**
27 **The motion**

28
29 **FF. For the Good of the Order: Chair Foritano**

30
31 **A motion is made by Commissioner Sommerhauser second by Commissioner Baglio**
32 **that all meetings unless otherwise designated by the Planning Commission for 2009**
33 **are at 6:00 pm**

34
35 ***Gustavson expresses that 6 pm is an imposition on the public.***

36
37 ***Sommerhauser states that starting earlier will get pressure off of staff.***

38
39 ***Discussion is held about the meeting time.***

40
41 **The Vote:**
42 **Yes: 5**
43 **No: 3**
44 **Abstain: 1**
45 **The motion carries**

46
47 **Time of Adjournment: 8:40**

48
49 **EXHIBITS**

50

Kitsap County Planning Commission – October 6, 2009

- 1 **A. Staff Report: Site Specific Comprehensive Plan Amendment for Cutting Edge**
- 2 **Ground and Lawn Care**
- 3 **B. Staff Report: Site Specific Comprehensive Plan Amendment for Terry**
- 4 **Yamamoto**
- 5 **C. Commercial and Mixed Use Density and Dimensions Table 17.382.070**
- 6 **D. Letter from McCormick Land Co. Inc. 10/6/09**
- 7 **E. Letter from Linda Laine re: Ueland Tree Farm**
- 8 **F. Downtown Kingston Master Plan: Zoning Code Changes to Allowed Uses**
- 9 **Draft**
- 10 **G. Staff Report: Compressive Plan Amendment for Downtown Kingston Master**
- 11 **Plan: Phase 1**
- 12 **H. Downtown Kingston Master Plan Study**
- 13 **I. Downtown Kingston Master Plan: Off street Parking Requirements**
- 14 **J. Downtown Kingston Master Plan: Study Area One**
- 15 **K. Downtown Kingston Master Plan: Study Area Two**
- 16 **L. Downtown Kingston Master Plan: Study Area Three**
- 17 **M. Downtown Kingston Master Plan: Study Area Four**
- 18 **N. Downtown Kingston Master Plan: Existing Boundaries**
- 19 **O. Downtown Kingston Master Plan: Current Zoning**
- 20 **P. Findings of Fact, Conclusions and Recommendations regarding the Greater**
- 21 **Hansville Community Plan**

22
23
24 **MINUTES approved this _____ day of _____ 2009.**

25
26
27 _____
28 **Lou Foritano, Planning Commission Chair**

29
30 _____
31 **Mary Seals, Planning Commission Secretary**