A. Call Meeting to Order, Introductions

B. Adoption of Agenda

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Brown to adopt the agenda as posted.

The Vote
Unanimous
The motion carries

C. Public Comments

D. Directors Update: Larry Keeton, Director, DCD

Keeton gives an update on the department:
- Budget
- Intended focus for next year is code revision
- Planning Directors Conference – the direction of planning departments in the state

6:21:00

E. Findings of Fact: Revisions to Chapter 3 of Comp Plan - Katrina Knutson, Senior Planner, DCD

Knutson reviews the Findings of Fact

A motion by Commissioner Sommerhauser seconded by Commissioner Brown to approve the findings of fact as presented.
The vote

Yes: 7
No: 1
The motion carries

6:23:22

F. FOF: Rural Commercial/Industrial Code Development - Katrina Knutson, Senior Planner, DCD

Knutson reviews the Findings of Fact

A motion is made by Commissioner Brown and seconded by Commissioner Foritano to approve the Findings of Fact as presented.

Sommerhauser submits a minority report against the Findings of Fact.

Discussion is held about the minority report.

The vote:

Yes: 5
No: 2
Abstain: 1
The motion carries

6:33:00

G. Work Study: 12 Trees, Bond/Gunderson, and Keyport Junction LAMIRDs - Katrina Knutson, Senior Planner, DCD

Knutson states that this work study will focus on the LAMIRD boundary only.

Chair Baglio suggests they hear the three LAMIRD work studies one at a time each followed by the corresponding Public Hearing.

The commission members agree.

Sommerhauser expresses concern about making decisions about the boundaries without knowing what the uses are for the LAMIRDs.

Dienier explains why the LAMIRD discussion is being broken down into pieces. Staff is still meeting with the advisory board about design standards and believes it would be beneficial to discuss the use tables and the design standards at the same time.

Knutson suggests they leave the deliberations and recommendations and the public hearing open until the last meeting in October.

The commission agrees.

Knutson presents the work study:
• Overview of LAMIRDs
• Review of the 12 Trees LAMIRD
• Review of the Bond/Gunderson LAMIRD (7:37:37)
• Review of the Keyport Junction LAMIRD (8:08:48)

7:32:41

H. Public Hearing: 12 Trees, Bond/Gunderson, and Keyport Junction LAMIRDs - Katrina Knutson, Senior Planner, DCD

Chair Baglio opens the public hearing for 12 Trees

Nobody wishes to give public testimony.

A motion is made by commission Sommerhauser and seconded by commissioner Gustavson to leave the public hearing open until October 19, 2010 and the written record open until October 13, 2010.

The vote
Unanimous
The motion carries

7: 59:40

Chair Baglio opens the public hearing for the Bond/Gunderson LAMIRD

Melvin Patton, resident: He states that they have a petition stating that they are opposed to more development in this area. They are concerned that it will lose its rural character; Bond road will end up looking like Viking way.

Bill Arness, property owner: He reviews the LAMIRD area. He supports the LAMIRD. He states that the trails committee has never contacted him about putting them through his property.

8:08:17

A motion is made by commission Sommerhauser and seconded by commissioner Gustavson to continue the public hearing open until October 19, 2010 and the written record open until October 13, 2010.

The vote
Unanimous
The motion carries

8:26:23

Chair Baglio opens the public hearing for the Keyport Junction LAMIRD

Brad Lougheed, resident: Would like to be included in the LAMIRD because they are semi-commercial now, employing 13 people. He clarifies that his residence is on the property.
Diener clarifies that existing residential on a LAMIRD property is allowed. He expresses that the department would like to implement an expansion program for LAMIRDs. However, this property does not meet the criteria used for selecting the LAMIRD boundaries; existing zoning or a site specific application.

Marc Eisis, Maps Ltd Engineers: Corrects water and sewer on the staff report. He states that they were looking at the natural boundaries for the LAMIRD.

A motion is made by commission Foritano and seconded by commissioner Sommerhauser to continue the public hearing open until October 19, 2010 and the written record open until October 13, 2010.

The vote
Unanimous
The motion carries

Motion is made by commissioner Foritano and seconded by commissioner Gustavson to include the two properties west of the proposed boundary into the proposal.

Commissioners Nevins and Sommerhauser express concern about how much bankable industrial capacity there is available in Kitsap County.

The vote
Yes: 6
No: 2
The motion carries

Knutson clarifies the acreage numbers with both including and excluding the additional land west of the proposed boundary.

I. Deliberations and Recommendations: 12 Trees, Bond/Gunderson, and Keyport Junction LAMIRDs - Katrina Knutson, Senior Planner, DCD

Continued to the October 19, 2010 meeting

Break: 8:45:40
Reconvene: 8:58:52

J. Work Study: Kingston Use Table – Jeff Smith, Senior Planner, DCD

Smith gives an overview of the Kingston Use Table.

Discussion is held about the use table and footnote 34.
K. Public Hearing: Kingston Use Table - Jeff Smith, Senior Planner, DCD

Chair Baglio opens the public hearing

Bill Arness, property owner: Asks the difference between ADU/ALQ and Accessory Use of Structure.

Discussion is held about the difference in use between these structures.

Chair Baglio closes the public hearing.

9:47:05

L. Deliberation/Recommendations: Kingston Use Table - Jeff Smith, Senior Planner, DCD

A motion is made by commissioner Sommerhauser and seconded by commissioner Gustavson to accept the proposed revisions to the urban village center zone.

The Vote

Unanimous

The motion carries

M. For the Good of the Order: Chair Baglio

Time of Adjournment: 9:48:07

EXHIBITS

A. Staff Report – Revisions to Urban Village Center Zone Allowed Uses Title 17, KCC – Downtown Kingston

B. Kingston UVC Use Table Revisions

C. Staff Recommendation - Use Tables

D. Staff Report – Bond/Gunderson LAMIRD

E. Maps – Bond/Gunderson LAMIRD

F. Staff Report – 12 Trees LAMIRD

G. Maps – 12 Trees LAMIRD

H. Staff Report – Keyport Junction LAMIRD

I. Maps – Keyport Junction LAMIRD

J. FOF: Revisions to Chapter 3 of Comp Plan

K. FOF: Rural Commercial/Industrial Code Development

L. Public Comments: Michael Maddox

M. Public Comments: John Willett

N. Public Comments: Douglas Olson

O. Public Comments: Brian Coffee

P. Public Comments: David and Debra Hammons

Q. Minority Opinion – RCO and RI Use Tables
MINUTES approved this _______ day of _______2010.

_________________________________________
Robert Baglio, Planning Commission Chair

_________________________________________
Mary Seals, Planning Commission Secretary