The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Administration Building Commissioner's Chambers, 619 Division Street, Port Orchard, WA.

Members present: Robert Baglio, Mike Brown, Fred Depee, Tom Nevins, Lou Foritano, Linda Paralez, Carol Smiley and Jim Sommerhauser

Members absent: none

Staff present: Katrina Knutson, Scott Diener, and Planning Commission Secretary Mary Seals

6:03:47

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
Yes: 7
The motion carries

C. Public Comments

D. Director’s Update: Larry Keeton, DCD

Knutson gives an update on upcoming items that will come before the Planning Commission.

- Port Orchard Site Specific Application
- Next week’s Planning Commission Agenda

6:10:40

E. Findings of Fact: North Kitsap LAMIRDs – Use Tables, Development Regulations, and Boundaries (Keyport Junction, Bond/Gunderson, Streible’s Corner, Ecology Road, and 12 Trees) - Katrina Knutson, Senior Planner, DCD

Continued to the 11/9/10 meeting

6:12:42
F. Work Study: Rural Commercial and Rural Industrial Density and Dimension
   Table Katrina Knutson, Senior Planner, DCD

Knutson gives an overview of the Rural Commercial and Rural Industrial Density and Dimension Table.

Nevins expresses his concern about permitting sales services on County roads, not particular location on those roads. He states that it is pretty open.

Discussion is held about the requirements for gravel parking lots and the 50/50 requirement for impervious surface.

6:34:38

G. Public Hearing: Rural Commercial and Rural Industrial Density and Dimension - Katrina Knutson, Senior Planner, DCD

Chair Baglio opens the Public Hearing – no one wants to speak

Chair Baglio closes the Public Hearing

H. Deliberations/Recommendations: Rural Commercial and Rural Industrial Density and Dimension - Katrina Knutson, Senior Planner, DCD (Est. 30 min)

A motion is made by Commissioner Foritano and seconded by Commissioner Paralez to accept the density and dimension table as amended by staff.

Baglio states that if you lay out the number of allotted sites there would be problems meeting the maximum impervious surface area of 50% and still make it a functional industrial site.

An amendment to the motion is made by Commissioner Baglio and seconded by Commissioner Depee to change the 50% maximum impervious for rural industrial to 70% for the maximum impervious coverage.

Nevins expresses concern because there is no limitation on maximum lot and/or building coverage there. This combined with 70% impervious surface maximum it ends up with an unhelpful in terms of infiltrating stormwater. He states that if you are interested in changing that maximum impervious surface coverage to something other than 50% they need to add a maximum building coverage.

Depee asks why they are designating any of these if they can’t be used. He states that there are such tight regulations on them.

Foritano asks why pervious surfaces are restrictions. If the hinge is that they can’t make the site functional, there are pervious options available.

Sommerhauser asks if the lot is so small that this becomes an argument, should we have an industrial development on that small lot at all.

6:41:59
The vote on the amendment
Yes: 3
No: 5
The amendment fails

The vote
Unanimous
The motion carries

I. For the Good of the Order: Chair Baglio

6:45:00

Foritano states that he supports the position stated earlier about the NKLP; with the complexity of the issues and with only two major stakeholders standing up, he is concerned about the Planning Commission closing down the option of Fully Contained Communities this early in the process.

Discussion is held about options for Fully Contained Communities.

Diener advises the about the work being done on the site specific applications that will come before the Planning Commission next week.

Time of Adjournment: 6:58:41

EXHIBITS
A. Draft 17.382.070 - Commercial Industrial Zone Density and Dimension Tables
B. Chapter 17.355 – Commercial Zones
C. Draft 17.382.080 – Airport and Industrial Density and Dimension Tables
D. Chapter 17.370 0 Industrial Zones

MINUTES approved this _______ day of _______2010.

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Robert Baglio, Planning Commission Chair

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Mary Seals, Planning Commission Secretary