Kitsap County Planning Commission – August 30, 2011

M I N U T E S

KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
August 30, 2011 3:00 pm

These minutes are intended to provide a summary of meeting decisions and, except for motions made, should not be relied upon for specific statements from individuals at the meeting. If the reader would like to hear specific discussion, they should visit Kitsap County’s Website at http://www.kitsapgov.com/dcd/pc/default.htm and listen to the audio file (to assist in locating information, time-stamps are provided below)

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: Mike Brown, Robert Baglio, Linda Rowe, Karanne Gonzalez-Harless, Tom Nevins, Lou Foritano, Linda Paralez, Jim Sommerhauser and Carol Smiley

Members absent: none

Staff present: Larry Keeton, Scott Diener, Heather Adams, Jeff Smith, Jim Barnard, Candy Mursell and Planning Commission Secretary Karen Ashcraft

3:01:20

A. Call Meeting to Order, Introductions

B. Adoption of Agenda Motion by Commissioner Sommerhauser and seconded by Commissioner Smiley.

The Vote:
Unanimous
The motion carried

Agenda is adopted as written.

C. Public Comments - none

D. Approval of the August 2, 2011 minutes

A motion is made by Commissioner Sommerhauser with minor editorial corrections and seconded by Commissioner Rowe to approve the August 2, 2011 minutes.

The Vote:
Approval: 6
Abstain: 2 Commissioner Smiley and Commissioner Foritano
The motion carried

3:04:01

E. Deliberations & Recommendations: Kitsap County Code Title 16 – Scott Diener, Manager, Policy & Planning
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1. Planning Commissioners should have all of Title 16 drafts including the draft dated August 17, 2011 with the Alternatives
2. Staff recommends Alternative 1 for Road Standards
3. Staff recommends Alternative 2 for Phased Development
4. Staff recommends Alternative 2 for Legal Lot Determination
5. Staff recommends Alternative 2 for Boundary Line Adjustment
6. Staff recommends no changes to Condominium Law
7. One exception is Boundary Line Adjustment to August 17th Draft – Public requests deleting the whole process or to do Alternative 2
8. Legal Lot Determination – A statement during testimony of Legal Lot Determination indicated 100,000 lots would be affected if included in Title 16
9. GIS staff found 80,000 parcels in unincorporated Kitsap County, approximately 61,300 legal lots of 18,800 parcels remaining 4,200 are undeveloped parcels. Of the remaining 18,800 parcels, these are the parcels that would be tagged for future determination
10. Public Comments and Planning Commission Matrix also include staff’s response.

Diener recognized and thank the DCD staff consisting of Jim Barnard, Candy Mursell, Jeff Smith, and Heather Adams for their dedicated hard work on Title 16.

3:08:44

Chair Paralez calls for the motion of the August 17th Title 16 Document. Following the vote on the motion, the Planning Commission would then deliberate on the matrix from August 21st and August 25th. This would be in addition to comments from August 17th Title 16 draft.

A motion is made by Commissioner Foritano and seconded by Commissioner Brown to amend the motion to include the affirmative position of the staff, which would allow the Planning Commission to discuss Title 16 in its entirety.

Discussion:

Foritano complimented and thanked the staff for an exceptional product and getting the input from the public.

Sommerhauser appreciated the matrix with Commissioner Brown and Nevins comments and will support the motion.

Nevins is in support of the motion.

Brown has several questions, but will support the motion.

Sommerhauser stated in voting on the amendment which will include the matrix in the August 17, 2011 Title 16 Draft, if the vote passes, full discussion will be held by the Planning Commission on the entire motion.

The Vote:

Unanimous

The motion carried
Brown asks about Transit Stops and Bus Shelters on Page 27. Is there a condition stating that an applicant will put in Kitsap Transit Shelters?

Smith: “Yes” The applicant can install the shelter or they can have someone else do it for them. The cost is approximately $1,500.00 to $2,000.00. This has been used as a SEPA mitigation tool in relationship to parking.

Nevins asks for clarification of #26 in the matrix – 16.040.050 C Page 59 and Page 3 has the same language.

Mursell states that 16.62 references when the lot was created. 16.040.050 C Page 59 is the division of land under testamentary provision that would still be subject to zoning laws.

Nevins asks about #27 in the matrix – 16.64.030 C7 Page 60 where in Title 16 is a Boundary Line Adjustment is a remedial measure for illegally created lot?

Mursell stated it’s located at 16.62.070D Page 59.

Brown asks for clarification on Page 29 #2 Utilities Infrastructure shall be built in the easement. Discussion is held regarding infrastructure to accommodate Broadband in the easement.

A motion is made by Commissioner Sommerhauser that the last sentence of #2 at the top of Page 29 be amended to read, This easement shall include access for Broadband access.

No Second.

A motion to amend the motion by Commissioner Baglio to read, this easement shall accommodate what is commonly referred to as Broadband access. Commissioner Sommerhauser seconded the motion.

The Vote:
Unanimous
The motion carried
Brown states that on Page 27 Item B under Transit Provision. This section should be removed until there is a Memorandum of Understanding with Kitsap Transit.

A motion is made by Commissioner Brown and second by Commissioner Rowe to strike item B on Page 27.

Discussion:
Sommerhauser asks if this code language is in other title of Kitsap County Code.

Smith states this is new language in Title 16, but it’s in the transportation element, Kitsap County Road Standards, part of the county’s multi-model plan and Bethel Corridor Development Plan. It doesn’t need to be a transit shelter it could just be a designated area for a future shelter. Kitsap Transit’s shelters are built according to their specific plan set.

3:38:41

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Brown to amend Item B at the top of Page 27 of 71, Land segregations shall provide for transit stops/shelters as appropriate under the 6 year TIP and delete Items 1, 2, and 3.

A motion is made by Commissioner Baglio and seconded by Commissioner Sommerhauser to amend previous motion that land segregation shall account for transit stops, bus shelters and/or space as deemed necessary. Subsections 1, 2 and 3 are to be removed.

Discussion
Foritano asks if this language is a substitute for all of Item B including 1, 2 and 3. Who is responsible for the transit stops, shelter or space?

Baglio states that the applicant is the one responsible for the land segregation. 1, 2 and 3 would be deleted.

The Vote:
Unanimous
The motion carried

3:43:21

A motion is made by Commissioner Baglio and seconded by Commissioner Brown to amend Page 7, 16.040.080 C 1 & 2 regarding safe walking conditions to .25 mile from the school.

Discussion is held regarding the cost of building a one-mile sidewalk. For one mile of concrete it could cost approximately $199,000. According to the school policy, a child has to walk to school if they live within one mile of the school. The WAC regulates safe walking conditions for up to one mile, before busing begins. The WAC was amended under the Growth Management Act in 1990.

3:50:05
Commissioner Baglio withdraws the amendment to the previous motion. Commissioner Brown agreed to withdraw.

Chair Paralez the motion is withdrawn.

3:50:41

Baglio asks about Dedication on Page 9 Item #14 on Matrix 16.040.130 B.

Discussion is held on this section of 16.040.130 B.

3:53:44

A motion is made by Commissioner Baglio and seconded by Commissioner Foritano. Such dedication as needed mitigates the impact and so it can be moved in the foreseeable future.

Discussion: None

The Vote:
Unanimous
The motion carried

3:55:41

Brown asks about safe walking conditions for children walking to school. Discussion is held.

Baglio asks about Boundary Line Adjustment Page 61, 16.64.040 B6. Discussion is held.

Baglio asks about bonding for a plat?

Barnard states bonding can be found in Title 12.

4:01:21

Chair Paralez asks if there are any comments on the matrix dated August 21, 2011 or August 25, 2011. No comments.

4:01:55

Chair Paralez calls for the vote on Title 16 as amended.

The Vote:
Unanimous
The motion carried

4:02:21
F. For the Good of the Order: Chair Paralez

Sommerhauser requested details regarding the work study that is scheduled with the Board on August 31, 2011 that is for 3 hours.

Diener states that they are calling this a summit to explain what has been accomplished over the last 4 years and future goals of DCD. The Board had requested we invite various stakeholders groups, but anyone is invited to attend. It is scheduled from 8:30A.M.-11:30A.M.

Sommerhauser asks if DCD is going to give a recommendation for the espresso stand code.

Diener stated no.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Smiley to adjourn the meeting.

The Vote:
Unanimous
The motion carried

Time of Adjournment: 4:06:18

EXHIBITS
A. Title 16 Draft 8/17/11
B. Matrix Dated August 21, 2011
C. Matrix Dated August 25, 2011

MINUTES approved this _______ day of _______2011.

__________________________________________
Linda Paralez, Planning Commission Chair

__________________________________________
Karen Ashcraft, Planning Commission Secretary