Kitsap County Planning Commission – August 5, 2014

MINUTES
KITSAP COUNTY PLANNING COMMISSION
Administration Building – Port Blakely Conference Room
August 5, 2014 6:00 P.M.

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/pco/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 Port Blakely Conference Room, 619 Division Street, Port Orchard, WA.

Members present: Lou Foritano, Tom Nevins, Jim Sommerhauser, Linda Rowe, Erin Leedham, Linda Paralez, Jim Svensson and Joe Phillips

Member absent: Karanne Gonzalez-Harless

Staff present: Lisa Lewis, Angie Silva, Darren Gurnee, David Greetham and Planning Commission Secretary Karen Ashcraft

5:59:53

A. Call Meeting to Order, Introductions

6:00:54

B. Adoption of the Agenda

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Rowe to approve the agenda.

The Vote:
Unanimous
The motion carries.

6:01:17

C. Approval of the July 15, 2014 Minutes (including Verbatim Minutes)

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to approve the minutes as submitted.
Commissioner Leedham correction to minutes Page 4 Line 26 “One sign no larger then “32” square feet shall be posted on each parcel that states the following.”
Page 6 Line 44 ”DG 13 number 6”that language would go in.

The Vote:
Yes: 7
No: 0
Abstain: 1
The motion carries.
D. Findings of Fact: Kitsap County Sign Code (KCC 17.445), Darren Gurnee, Planner, Planning & Environmental Programs, DCD

- July 15, 2014 Planning Commission made a general motion to approve the Kitsap County Draft Sign Code with the inclusion of subsequent motions and approvals.
- One Item Remains: Amortization Language whether to include this language in the Non-Conforming Sign section.
- Two motions are needed to conclude the adoption of the Draft Sign Code.

6:05:45
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to accept the amortization language provided by staff.

The Vote:
Unanimous
The motion carries.

6:07:14
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Rowe to approve the entire draft document as amended by our deliberations.

Discussion: Commissioner Nevins is intending to vote no regarding the Kitsap County Sign Code. He is submitting a Minority Report. The Minority Report is regarding “Electronic Sign/Illuminated Sign” in residential and rural areas of Kitsap County. We have made allowances for schools, churches and public safety agencies and undetermined number of governmental agencies. There are 150 schools in Kitsap County, approximately 300 churches, twenty-four fire stations located throughout the county and undetermined number of governmental or quasi-governmental agencies throughout the county. He is prepared to submit a Minority Report signed by himself and anyone else who wishes to sign this document requesting to prohibit illuminated and electronic digital signs except for commercial zones and official roadway identification or safety information.

Commissioner Paralez stated that her understanding that the Planning Commission limits the illumination of all electronic signs after 10:00 P.M. of schools, churches, fire stations and government agencies in rural area.

Commissioner Sommerhauser stated that there are already too many lighted signs in the non-UGA portion of the county to support Tom’s minority opinion.

The Vote:
Yes: 6
No: 2
The motion carries.

6:13:21
Darren Gurnee submitted the Findings of Fact.
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Svensson to approve the Findings of Fact as submitted.

Commissioner Leedham requested a correction to page 2 lines 5 to change "is to are".

Commissioner Svensson stated that although he had missed the July 15th meeting, he had reviewed the extensive record.

The Vote:
Unanimous

The motion carries.

6:15:32

E. Open Space: Carlson/Robinson has been withdrawn by the applicant.

Open Space: Work Study, Public Hearing, Deliberations, Findings of Fact, Lisa Lewis, Environmental Planner, DCD

The Continuation of the Estate of Joseph P. Mentor, 8567 Tracyton Boulevard NW, Bremerton, WA 98311

Lisa Lewis stated that she initially didn’t see that the Open Space area is not within the shoreline jurisdiction. The shoreline jurisdiction extends from Ordinary High Water mark to 200 feet inland. The priority resources that are chosen are critical to whether or not you are successful in your Open Space application. This application has been amended to what is correct today. She spoke to Karanne Gonzalez-Harless for her assistance and her experience in working with shoreline projects and Open Space. The Estate of Joseph P. Mentor has applied for a current use assessment of Open Space on approximately 1.21 acres, in Central Kitsap County, Commissioner District #3. The property is located at 8567 Tracyton Boulevard NW, Bremerton, WA 98311. The applicant has submitted a survey of the Open Space, so we have exact measurements of the Open Space. This includes the exact location of the driveway. The property is Comprehensive Plan Urban Low Residential with a zoning designation of Urban Low Residential. There are two high priority resources and one low priority. Significant Wildlife Habitat of a registered Bald Eagle nest within 1,000 feet and Urban Open Space due to the Urban Comprehensive Plan designation and the low priority resource of preservation of eagle quality. The landowner would like to maintain the Open Space portion of the property in its natural state for the natural environment.

6:21:59

Chair Foritano: Open the Continuation of the Public Hearing

Jennifer Mills attended the meeting on behalf of the Mentor family. She stated that she appreciates Lisa’s work on the Open Space application.

6:22:39

Chair Foritano: Closed the Public Hearing

6:22:41

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins to approve the Open Space as presented.

The Vote:
Unanimous
The motion carries.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins and Commissioner Paralez to approve the Findings of Fact as it relates to the motion.

The Vote:
Unanimous
The motion carries.

6:24:00

F. Public Hearing: Central Kitsap Campus Design Guidelines, Angle Silva, Senior Policy Analyst, Kitsap County Commissioners Office
- Draft Design Guidelines
- Draft Plan Amendments to Title 17 Zoning (Specific Use)
- Appropriate Land Use Review Process for the Campus
- Housekeeping items for the Bucklin Hill Town Center

6:24:54

Chair Foritano: Open the Public Hearing

6:25:33

Michael Stowell, President of the Board of WestPac. It is the West Sound Performance Arts Center. We have established a non-profit organization with a goal of building a performing art center. We would like to be located on the Community Campus. We have submitted a letter to the county requesting to lease property on the Community Campus. The Community Campus committee has done a good job to re-vamp the guidelines. We recommend acceptance of the Guidelines as amended. We are at a preliminary stage of our project and don’t have the architectural designs as yet. We expect the Performing Art Center to be a full scale theatre with a “fly”; a relatively tall structure.

Commissioner Rowe inquired about the height of the Performing Arts Center.
Mr. Stowell stated that in order to have a full scale theatre. In order for a theatre to a full scale production needs a relatively high structure to move sets, lighting, etc.

Chair Foritano requested the conversion of structure to levels.
Mr. Stowell stated that they don’t have exact designs as yet. They are at the preliminary stage to having discussion with architects. We are in the process of getting the seed money to have a real design. He would think approximately 70 feet in height.

Commissioner Phillips stated depending on the design what level they place the stage at will dictate how high up from the surface the level of the building.
Mr. Stowell stated the campus slopes down to Silverdale Way. This property that will be available (Populars Property) is part of that campus. It’s significantly lower then where the YMCA is located. We want to make the theatre fit into the Silverdale campus.

Discussion is held regarding parking and transportation to and from the Performing Arts Center.

Discussion is held regarding revising of the Use Table for the Performing Arts Center.
6:39:26

Bob Moyer is a member of the Central Kitsap Community Council and co-chair of the Campus Committee. The new design is not as restrictive as the previous one. He encouraged the Planning Commission to vote for the updated design standards as newly written.

Chair Foritano requested to know if there are any design guidelines.

Mr. Moyer stated that there very few design guidelines at this time. This is just some frame work for those who would be interested in locating on the campus. This is not a Master Plan.

Commissioner Nevins requested to know if there have been differences of opinion.

Mr. Moyer stated that the opinions ranged from “Campus Tsar” to allow “First Come, First Serve”. There has been a wide range of opinion and the Draft Guidelines show a great deal of give and take.

Commissioner Paralez requested to know if the “First Come, First Serve” idea would cause a hodgepodge effect to the Community Campus.

Mr. Moyer stated that the new campus design will be more coherent. Previously, there were too many people not in the business of designing buildings and lay out rules for what they should be like, when over a twenty or thirty year time frame would be foolish.

Commissioner Sommerhauser stated that according to the Use Table that church function is prohibited and is causing him some concern.

Angie Silva stated that the Use Table prohibits a church structure in this area.

6:47:31

Chair Foritano: Closed the Public Hearing

6:47:34

Angie Silva requested to know if the Planning Commission wanted to go into Deliberations at this meeting or to wait until the August 19th meeting.

Commissioner Sommerhauser stated that since Deliberations were not noted for this meeting, that Deliberations should be held on August 19th.

Angie Silva stated that on August 19th the Planning Commission will hold Deliberations and Findings of Fact for the Central Kitsap Community Campus Design Guidelines.

6:48:15

Chair Foritano: For the Good of the Order

Suggested Agenda Items for the Joint Meeting with the Board

Commissioner Sommerhauser suggested a discussion regarding the Planning Commission Minutes.

Agenda Items can be submitted to Karen to be forward to the Board. (Executive Summary sent to the Planning Commission).

Discussion is held regarding the Planning Commission's role and the Comprehensive Plan review.

Discussion is held regarding the Minority Report for the Sign Code.

Discussion is held regarding the proposed Code Compliance.

Discussion is held regarding the scheduling of the Planning Commission meetings, i.e. going six months without any meetings and then for three months having several meetings within a week.
Discussion is held regarding the Board evaluation/feed back of the Planning Commission’s job, in writing an Ordinance for the Barista Code.

Commissioner Nevins noted that the Stream/Water Advisory Committee has been discontinued. Discussion is held regarding each Planning Commissioner briefing their individual District Commissioners.

7:06:07

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Phillips to adjourn this meeting.

Time of Adjournment: 7:06:11

Exhibits:

A. Memorandum from Darren Gurnee July 29, 2014 with Draft Sign Code with and without Planning Commission additions
B. Open Space Packet for Estate of Joseph P. Mentor
C. Central Kitsap Community Campus Staff Report July 18, 2014
D. Central Kitsap Community Campus Silverdale Library Site Proposal June 26, 2014
E. Minority Report from Tom Nevins August 5, 2014
F. Findings of Fact for Kitsap County Sign Code (KCC 17.445) – Corrected August 5, 2014
G. Findings of Fact for Open Space for Estate Joseph P. Mentor

MINUTES approved this day of 2014.

Lou Forlano, Planning Commission Chair

Karen Ashcraft, Planning Commission Secretary