



MINUTES

**KITSAP COUNTY
BOARD OF COMMISSIONERS**
(Special Meeting)
December 13, 2005

The Board of Commissioners met on the above-stated date. Present were Chair Chris Endresen, Commissioner Jan Angel, Commissioner Patty Lent, County Administrator Cris Gears and Clerk of the Board Opal Robertson. (THE BOARD OF COMMISSIONERS' PUBLIC MEETINGS AND PUBLIC HEARINGS ARE AUDIO AND VIDEO TAPED).

6:00 PM) Meeting Called to Order with the Flag salute.

6:00 PM) Public hearing to deliberate on and consider enacting an **Ordinance** Relating to Growth Management, Amending the Comprehensive Plan and Map and Making Corresponding Amendment to the Kitsap County Zoning Code and Map regarding the **Kingston Sub-Area Plan Update and the Suquamish Rural Village Sub-Area Plan Update. Staff Contact:** Scott Diener, 337-4966/ Al Williams, 337-4579.

Chair Endresen said that both Sub-Area Plans were advertised together and that testimony would be received on the Suquamish Plan first and then the Kingston Plan. She said staff would give a brief presentation on both plans and the Board would then receive citizen testimony. She asked if public comments could be kept to less than 5 minutes.

Scott Diener, Department of Community Development, said this process began in April of this year with the adoption of Resolution No. 079-2005 specifying that area wide amendments would be considered for the 2005 Comprehensive Plan Amendment process. He said the process also included appointing a steering committee for the Suquamish Sub-Area Rural Village Plan in September of 2004. He said by February of 2005 the ground work was well under way, by August of 2005 they had gone through the plan considerably and by November of 2005, had reached a general consensus on the plan and held a final meeting on the 17th in which the plan was reviewed page by page. He said the plan largely consist of textual changes that typically address transportation and capital improvements. He said implementation and monitoring the effectiveness of this plan was also discussed. Diener said the plan was originally done in 1999 however there were concerns about the movement of the plan in that they wanted to see forward movement on the 2005 plan. He said staff agrees and would be working with the steering committee to develop an effective monitoring program.

Continuing on, Diener said with the adoption of Resolution No. 079-2005 it also included the Kingston Urban Growth Area (UGA) through the year 2025 using the 20-year population projection. He said the planning process began in September of 2004 with the appointment of a steering committee and that the committee was tasked with developing and recommending land use alternatives and identifying a preferred alternative for the urban growth area. In February, Diener said the ground-work was well under way and by August of 2005, land use classification requests had been considered by the steering committee and sub-area planning alternatives were prepared that included a “no action” alternative. In October, the steering committee reached consensus on three properties that were to be included along with the Arborwood proposal and a fourth alternative was included in the plan known as the “preferred alternative”. On October 30th, the plan was submitted to the State for its 60-day agency review, on November 22nd a public hearing was held by the Planning Commission and on November 29th the Planning Commission held its decision only deliberation recommending approval of the plan that included Alternative #4. Diener said the Planning Commission noted that they would like to see a revision of the plan reflecting that the Robinson property would revert to its original designation of urban low residential. He said staff also discussed with the steering committee the implementation and measuring the effectiveness of the plan.

Suquamish Rural Village Sub- Area Plan:

Nicky Questor, Indianola resident, said she came to speak on the “Place of the Bear” and that this information had been included in the plan. Questor said the open space committee felt that their highest priority was the conservation easement on the 200-arces owned by the county known as “Place of the Bear, headwaters of Cowling and Thompson Creeks. She said the real importance of large spaces like this is its functions in terms of natural systems, aquifer recharge, clean air and water.

Julia Smith, Suquamish resident, said relative to the “fast-track” list, believes the reason it went through was due to fear in that if it were not completed, then there would be nothing done in Suquamish. She said she has not seen the figures listed in the plan and has concerns about whether this is the most current, working document. She questions whether there is information on how Suquamish was used as a land of more intense rural development (LAMRID) demonstration project.

Gail Petronek, Suquamish resident, asked the county and the steering committee to consider the safety of students at the Suquamish Elementary School particularly for those who walk to school.

Kingston Sub-Area Plan:

Rhonda Rotsten, Kingston resident, requests the Board to review their 10-acre property for reclassification into the urban growth area. She said it made logical sense to include their property in the UGA rather than configuring the boundaries in a haphazard, jigsaw way.

Suzanne Arness, Kingston resident, said her property is also surrounded on three sides by the UGA and the reason she applied for inclusion is to protect the slew, add sewer potential and allow clustering if there were to be any development which would leave larger spaces for nature.

Jana Kramberger, Kingston resident, said she supports Alternative #4, working group alternative because she believes it encompasses the goals the plan sets out to achieve. Kramberger said she would like to be a part of the moving forward and believes the negativity of the past needs to be laid aside.

Melissa Reynolds, Kingston resident, submits a petition to the Board and states the residents of Kingsview Loop asks the Board of Commissioners to reconsider the re-zoning request of Ralph Robinson, Parcel # 4343-000-035-0007 from a single residential urban low zoning to multi-residential urban medium. She states a medium density housing project amidst single-family units will adversely affect the quality of life for Kingsview Loop residents and that any type of multi-story building erected on this property would not address the issue of affordable housing in Kingston.

Naomi Maasberg, Kingston resident, emphasizes a desire to keep some of the most sensitive environmental areas out of the UGA at this time because it is uncertain how the UGA can better protect these areas.

Kent Berryman, Port Gamble resident, believes the most common trait during this process has been a desire to protect, carefully enhance Kingston's seaside character and the surrounding environment and to ensure growth that is consistent with these principles. He said the draft plan before the Board and the recommended Alternative #4 represents not only a lot of time and effort, it also sets the table for Kingston's sensitive planning and the next 20 years. He urges the Board to adopt Alternative #4 and the Kingston Sub-Area Plan.

Jon Rose, Olympic Property Group, gave brief background history on the Kingston UGA/Arborwood project stating the Kingston urban growth area pre-dates his move into Kitsap County. He said a study was begun in 1991 and completed 1993 but was never adopted. Rose said the ideas that have been discussed are not revolutionary, they are not pioneering, they have been vetted and we are not breaking new ground.

Walt Elliott, Kingston resident, addresses the Board with concerns about questions or comments that were posed to the steering committee that included land capacity analysis, votes on the properties submitted for request, discussion on revising the plan policies and an opportunity to review the revisions to the plan.

Cindy Drover said she works at the Suquamish Elementary School and that the road conditions were not safe for the children - at best they are hazardous and at worst it's a fatality waiting to happen. She believes this plan would help eliminate some of the congestion and the problems with traffic.

Anne Humiston, Kingston resident, said relative to the process, there is nothing that she can say that will change the fact that Alternative #4 is moving forward, however she finds that the document was incomplete when it was submitted to the library for the general public review in that the correct maps were not included and that the document contained errors.

Pete DeBoer, Port of Kingston, said he has reviewed the sub-area plan and urges the Board to approve it using Alternative #4. He believes it is time to move forward with things in Kingston.

Tom Waggoner, Kingston resident, said it is great to see the plan moving forward and compliments the staff for its work on the plan. He said the community should also be aware that Olympic Resources provided an additional 100 acres set aside for open space as outlined in Alternative #4.

Chair Endresen thanks the individuals who served on the various steering committees as well as staff who worked on these plans. She said the Suquamish transportation issue is going to be addressed, that the county received a federal funds grant through the Puget Sound Regional Council in order to conduct a real corridor study from the Kingston Ferry Terminal to Highway 305 along Miller Bay Road and Suquamish Way. She said this study group would be working with Kitsap Transit and the school district to come up with safe solutions for the children.

Reed Anderson addresses the Board about the traffic problems in the area.

Chair Endresen said the public record on this matter would remain opened until 12:00 Noon Monday, December 19, 2005.

Public meeting recesses at 7:35 PM.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY WASHINGTON**

CHRIS ENDRESEN, CHAIR

JAN ANGEL, COMMISSIONER

PATTY LENT, COMMISSIONER

ATTEST:

OPAL ROBERTSON
CLERK OF THE BOARD

DATE APPROVED

* See Resolution Journal Volume No. 60

** See Ordinance Journal Volume No. 14

OTHER MEETINGS ATTENDED BY THE BOARD:

12/13/05	9:00 AM	Facilities/Park/Rec-Christmas Breakfast, Presidents Hall
	10:30 AM	Natural Resources Meeting-Conference Room
	12:00 PM	Lunch with Employee of the Month (Susan S.)
	2:30 PM	Joint Mtg w/Public Utilities Dist, PUD Office Finn Hill Road
	* 6:00 PM	Kingston Subarea/Suquamish Rural Vil. Public Mtg, Kingston Com Ctr
12/14/05	8:30 AM	Work Study Session-Public Works Conf Room 3 rd Floor
	12:00 PM	BOCC/DAS Annual Holiday Potluck, Givens Center
12/15/05	2:00 PM	Transportation Policy Bd Mtg – Bremerton Gov Center
12/16/05	9:30 AM	Affordable Housing Summit - Bremerton Gov Center

(The Board of County Commissioners public meetings are televised on public access television BKAT (ComCast Ch.12 and Wave Broadband Ch. 3) Monday nights at 5 PM, Tuesdays at 8 PM and Wednesday at 1 AM).

NEXT BOARD OF COMMISSIONERS MEETING WILL BE HELD December 19, 2005.

NOTE: KITSAP COUNTY DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY. INDIVIDUALS WHO REQUIRE ACCOMMODATIONS SHOULD CONTACT THE COMMISSIONER'S OFFICE AT (360) 337-7146 OR TDD (360) 337-7275 OR 1-800-816-2782. (PLEASE PROVIDE ONE-WEEK NOTICE FOR INTERPRETER SERVICES).