



MINUTES

**KITSAP COUNTY
BOARD OF COMMISSIONERS**
(Special Meeting)
December 21 & 22, 2005

NOTE: 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).

9:00 AM) Meeting Called to Order with the Flag salute.

9:00 AM) Continuation of the 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.

Suquamish Rural Village Sub-Area Plan:

Scott Diener, Community Development, said the correct version of the Plan for the Board's consideration is dated December 21, 2005. He said staff made minor changes to the Plan based on testimony from citizens, the Planning Commission and the Board but largely the Plan had not changed from the earlier drafts reviewed by the Board. He said this Plan is more in alignment with the earlier 1999 Draft in terms of format, in that it acknowledges staff, moves the 1999 historical discussion to the rear of the Plan as an appendix, moves the walking and safety survey and the concern for your neighbor survey to the rear of the Plan as an appendix item, moves the Miller Bay Corridor Planning Analysis to the rear of the Plan as an appendix item and keeps the maps included in the earlier document but in a reduced format. Diener said one of the more notable changes to this document is that it has more transportation analysis discussions, more parks and open space discussions and more capital facilities discussions. He said the Goals and Policies were moved to the end of the chapters as in the 1999 document and a word character drawing was deleted that had possibly lost its translation when it was transferred. He states the overall document was revised relative to format, appearance and readability and that some redundancy was also deleted.

Discussion is held between the Board and staff regarding whether there was any new information received since the previous public hearing, the Tribes being included in the discussions and the walking and safety survey.

Kingston Sub-Area Plan:

Scott Diener, Community Development, said the correct version of the Plan for the Board's consideration is dated December 21, 2005. He said during public testimony and the public comment period, staff identified some issues as well as reviewed how the plan could be improved without making substantive changes. Diener said staff also noticed there was an error in the factors used to calculate land capacity analysis for Kingston (urban medium residential). He said the factors were adjusted and that the overall population and acreage was generally unchanged. Diener said some other changes included revising the organization of the documents by shifting and condensing sections, eliminating redundancy, clarifying language, correcting grammar, increasing the amount of analysis to support decisions made such as pie charts and tables and verifying adequate services through 2025. Diener states Arborwood would be capped at 751 units and the applicants have indicated that they would be willing to accept that figure, prepare a development agreement and withdraw their Plat/PUD application upon signing of the development agreement as referenced in the ordinance.

Discussion is held between the Board and staff regarding the location of the Arness properties and why the properties were not selected, environmental protection concerns and extending California Ave.

Chair Endresen said this matter is continued to December 22, 2005 at 10:00 AM; said matter for decision only.

Public meeting adjourns at 11: 45 AM.

December 22, 2005:

10:00 AM) Continuation of the 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; said matter for decision only.

Chair Endresen calls the public meeting to order.

Suquamish Rural Village Sub-Area Plan:

Discussion is held between the Board and staff regarding the walking and safety survey.

A motion is made by Chair Endresen and seconded by Commissioner Lent that the Board approves the 2005 **the Suquamish Rural Village Sub-Area Plan** as presented in the December 21, 2005 draft. Motion carries unanimously.

Kingston Sub-Area Plan:

Cindy Baker, Community Development, said in the plans submitted to the Board, staff referenced a document on reasonable measures that is included in the plan as supporting document, Appendix C. She said staff has now determined that the supporting document should probably be included in the plan and has been reviewed by the Board with the exception of the justification column. Baker briefly explains the reasonable measures justification column. Baker also explains the Kingston Village Green area and the discussion on whether there should be park use in the area. Baker reads and asks the Board to approve the following: *The Kingston Village Green site consist of two separated properties comprising a total of 15.4 acres. To the east is Kola Kola County Park, located between State Route 104 and West 1st Street in downtown Kingston, a developed park with existing play and sport facilities as well as a number of buildings. The second parcel, located one block to the west and accessed from Kingston Road is property with an existing out-of-service sewage treatment plant operated and owned by Kitsap County Public Works. In addition, a Navy Housing development adjacent to the park was included in the planning process as a potential site for future acquisition and expansion. Planning for the Kingston Village Green Concept was completed in November 2001 and focused on programming, circulation and the site relationships between existing and proposed elements. The combined site is centrally located in Kingston. For this reason, the Kingston Village Green planning process invoked thoughtful and prolonged discussions on the value and role of open space in the changing fabric of urban communities such as Kingston. The temptation to "fill" the open space with designed spaces, active recreation and civic buildings was challenged by the desire to retain a piece of green in the downtown area. Alternative concept plans accommodated, in various fashions, the interest to retain historic and cherished elements from the Kola Kola Park, including the Schoolhouse and Ed Moon Ball field, plans for a new community center, expanded children's play facilities and sport courts and a "village green" associated with a plaza and pavilion for community functions and gatherings. Consensus on a final plan was delayed by decisions relating to the program needs and siting of the community center. The final plan recognizes that while some community center functions are appropriate for development on this site, the majority of the site should remain open space and serve park functions for the downtown Kingston as it develops in the years to come.*

Discussion is held between the Board and staff regarding the updated Land Capacity Analysis Appendix A, minimum density requirement, the element steps, the initial intent to include Arborwood in the 2003 Sub-Area Plan, more land for open space, the development agreement, more commercial and business park land in the north end in general, village green zoning designation the Kingston Design standards and including Angie Silva's name under staff acknowledgements.

Shelley Kniep, Prosecutor's Office, states Section 1 is basically generic findings, Section 2 is more procedural findings and sets forth the process outlining the public participation process, Section 3 is substantive findings relating to text and policy amendments, Section 4 is substantive findings relating to the Kingston Sub-Area Plan, Section 5 is substantive findings relating to the Suquamish Rural Village Sub-Area Plan and Section 6 is the actual adoption of the plans.

Discussion is held between the Board and staff regarding the Arborwood development agreement, phasing of the greenway, whether roads are considered as part of open space, monitoring buildable lands development trends and adding an appendix that reflects items that should be done during the 10-year update (review park designation, update design standards, amend last sentence for the reasonable measures, and review commercial and business park).

A **motion** is made by Chair Endresen and seconded by Commissioner Angel that the Board accepts the Kingston Sub-Area Plan update adopting Appendix C, Reasonable Measures as presented by staff at today’s hearing and amending the Capital Facilities Parks Section as outlined above. Motion carries unanimously.

A **motion** is made by Chair Endresen and seconded by Commissioner Lent that the Board enacts **Ordinance No. 352-2005**** amending the Kingston Sub-Area Plan and Map, making corresponding amendments to the Kitsap County Zoning Code and Map and amending the Suquamish Rural Village Sub-Area Plan as presented and amended by staff at today’s hearing (Section 6.1.c. to read ... *designation of open space areas will be subject to county approval and consistent with Kitsap County Code*; Section 2.3.a, adding a third bullet relative to discussing adding Arborwood to the urban growth area when the population allocation for 2025 is determined; and Section 6.1.b., adding language that states ...*the dedication may occur in phases as the area is developed so long as the property remains in single ownership*). Motion carries unanimously.

Public meeting adjourns at 11:55 AM.

**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY WASHINGTON**

CHRIS ENDRESEN, CHAIR

JAN ANGEL, COMMISSIONER

PATTY LENT, COMMISSIONER

ATTEST:

OPAL ROBERTSON

DATE APPROVED

* See Resolution Journal Volume No. 60

**** See Ordinance Journal Volume No. 14**

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