

# CITY OF PORT ORCHARD

## Planning Commission Minutes

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### Planning Commission Meeting Minutes February 20, 2007

#### **Commissioners Present:**

Gil Michael, Chairman  
Bek Ashby  
Tim Drury  
Tadina Crouch  
Annette Stewart  
Kim Ruona

#### **Staff Present:**

Joanne Long-Woods, Planning Director  
Jennifer Haro, Associate Planner  
Maher Abed, Public Works Director

#### **CALL TO ORDER:**

Chairman Michael called the meeting to order at 7:07 p.m.

#### **AUDIENCE COMMENTS:**

#### **NEW BUSINESS:**

Chairman Michael addressed the third item on the agenda, under new business, a conditional use permit (CUP024-07) for Angelique Haire and Marty Lemon. He distributed a memo to Planning Commission members and Staff. He summarized the memo he had written, stating that he had never seen a conditional use permit (CUP) submitted by an Applicant that was not the owner. He asked Planning Commission for a motion to remand the CUP back to Staff. Commissioner Ashby asked Planning Director Long-Woods what her experience was. Planning Director Long-Woods indicated that the owner was the applicant, and he was in attendance, but he was planning to lease the space. She stated that she could route the question to the City Attorney if the Planning Commission directed her to.

Motion was made by Commissioner Crouch, seconded by Commissioner Stewart that CUP024-07 be remanded back to Staff to prepare the proper documentation either for the City Attorney or City Council, to resolve ambiguities in the Code. Motion passed unanimously.

#### **Public Meetings:**

#### **A. Variance V-1181. Kitsap County Department of Facilities, Parks & Maintenance. Request for variance from fence height for construction of two 20-foot baseball backstops, and 10-foot baseline fences at Veteran's Memorial Park**

Associate Planner Jennifer Haro summarized the Staff Report, indicating that it was in the best interests of public safety that the backstops be constructed, and that Staff recommended approval.

Jens Swenson, agent for the Applicant, Bainbridge Island, displayed the site plan and the proposed locations of the backstop and baseline fences. He indicated that there would be a visual presence from some neighboring properties. There was discussion about the locations of the fences and trees.

Ray Young, 4<sup>th</sup> Street, Port Orchard, indicated that he thinks there may be a flooding problem at his house in the future, and that the project has put some hay bales and black plastic fencing on the site, but that won't stop future flooding.

There was a lengthy discussion about drainage. Chairman Michael suggested that a PVC pipe be installed with a catch basin to direct water away from 4<sup>th</sup> Street and toward the creek. City Engineer Maher Abed indicated that there would be no new impervious surface added. Mr. Swenson added that when construction was complete, there would be a foot of sand on the top, covered in grass, so any runoff would be minimal, and there would be no concentrated flow.

Chairman Michael indicated that a drainage diagram was not provided, and should have been. There was further discussion about the drainage. Mr. Abed suggested a site visit with Mr. Swenson and Mr. Young to discuss the issues.

Planning Director Long-Woods reminded the Commissioners that the request before them was about fence heights.

Motion was made by Commissioner Ashby, seconded by Commissioner Stewart to approve V-1181 to construct two 20-foot backstops and with 10-foot fences along the baselines. Motion passed unanimously.

**B. R-1160. Rezone request by Mr. Fred Paulson for a site-specific rezone from Residential 4.5 to Commercial zoning to allow construction of two medical office buildings at 1922 and 1932 Pottery Avenue.**

Associate Planner Haro summarized that Staff Report, and indicated that there were some issues with pedestrian access and a drainage problem, but that conditions in the Staff report addressed those concerns. She concluded by indicating that Staff recommended approval of the proposed rezone.

Paul Berg, agent for the Applicant, Gig Harbor, gave a brief overview of the proposed site plan.

Greg Morley, architect for the Applicant, gave a brief summary of the building design and handed out elevations for one of the buildings.

There was discussion on the site plan, and on the location of the garbage enclosures.

David and Sally Bilodeau, Pottery Avenue, explained that their property was directly north of the subject properties. They distributed photos taken in December that showed extensive flooding on their property, which they believe was caused by the building being built by Paul Berg on the property south of the subject property. They also indicated that they had not received notice of the meeting.

There was a lengthy discussion about the drainage. Public Works Director Abed showed the approved drainage plan, and indicated that most of the drainage from the site was directed away from the Bilodeau property, but that there was a problem with the culvert under the road. He indicated that Staff would examine the problem more closely and try to find a fix.

Mr. Berg stated that he felt the problem was pre-existing.

More discussion followed.

Mrs. Bilodeau stated that the rezoning of the Berg site was causing problems, and she would like the rezone to be denied until the drainage problem is solved.

Motion by Commissioner Crouch, second by Commissioner Ruona to table the rezone until proper notice is given and until the engineering issues can be addressed. Chairman Michael stated he would rather continue the meeting until March 19, than to table it. Commissioner Crouch accepted the friendly amendment. Motion passed unanimously.

**OLD BUSINESS:**

**A. Bed & Breakfast Parking Discussion**


There was discussion about proposed changes to the Municipal Code and to Zoning Code about allowing vouchers for Bed & Breakfast guests in the City. Issues about staff parking and "paying guests" were discussed. It was agreed that Section 10-3 of the municipal code should be changed to "A Bed & Breakfast facility will be required to obtain vouchers from the Police Department for the number of bedrooms approved for the facility, but not accommodated by onsite parking."

Director Long-Woods indicated that she would prepare notice for a public hearing on the proposed changes.

**ADJOURN:**

Motion was made to adjourn by Commissioner Stewart, seconded by Commissioner Crouch. Meeting was adjourned at 9:26 p.m.

  
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Joanne Long-Woods, Planning Director

  
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Gil Michael, Chairman