

**City of Port Orchard City Council  
Council Retreat  
February 16, 2008  
Council Member Fred Olin's Residence**

**PRESENT:** Lary Coppola, Mayor  
Council Members: Chang, Childs, Clauson, Colebank, Olin, Powers, and Putaansuu

**ALSO PRESENT:** City Clerk Merlino, City Attorney Jacoby.

Mayor Coppola called the meeting to order at 12:00 p.m.

City Attorney Jacoby advised the purpose of this meeting is for the Council to identify a list of priorities and goals for the City for next year and the next five years. Mr. Jacoby asked each Council Member to present their goals and objectives.

**Council Member Childs**

- ✦ Focus on tourism and marketing Port Orchard
- ✦ Redevelop new logos, letterhead, business cards and signage throughout the City
- ✦ Provide paved trails along City waterfront
- ✦ Develop a town center

**Council Member Olin**

- ✦ More annexations, specifically toward the east boundaries
  - Start with Sinclair Heights area, then move to East Port Orchard, Parkwood, and Conifer Park areas
- ✦ Avoid annexing Bethel Corridor at this time
- ✦ Redevelopment of downtown through public/private partnerships with Housing Authority, Kitsap Transit and Port of Bremerton
- ✦ Look at constructing a modest/frugal parking structure

**Council Member Colebank**

- ✦ Develop a very brief overall vision and dream statement for Port Orchard
- ✦ Capture 10 goals for the City and focus on the top three goals, until they are accomplished

### **Council Member Clauson**

- ✚ Develop a gateway into Port Orchard, such as Bremerton's gateway
- ✚ Revitalize downtown
- ✚ Need to build economic base, the City survives on sales tax
- ✚ Parked vehicles should not be seen in the down core, encourage off-site parking, Park-N-Ride lots, or parking surrounded by commercial businesses (middle of donut parking concept)
- ✚ Annexation is important, i.e. McCormick Woods and annexation towards the east boundaries
- ✚ Does not agree with Kitsap County's approach to fund the Bethel widening project.
- ✚ Would like City to focus on one goal at a time

### **Council Member Powers**

- ✚ City needs to provide for residents as well as tourists,
  - Better shopping opportunities in downtown core
  - Promote small ferry service
- ✚ Develop stronger relationship with County
- ✚ Look at landfill and secure Brownfield funds or work with Housing Authority
- ✚ Economic Development
  - What can the City do to help market vacant buildings, such as old K-Mart building
- ✚ Annex toward the west boundaries, past Ross Point into Gorst
- ✚ Improve streets and sidewalks
- ✚ Can the City help rebuild neighborhoods that are deteriorating, such as installing sidewalks
- ✚ Encourage park development, however discourage "Tot Lots" and focus on larger parks throughout the City.
- ✚ Encourage more trees, such as trees along Sidney Avenue
- ✚ The area along Pottery Avenue toward Sidney/Sedgwick area needs to be looked at for future growth
- ✚ Need more music and liveliness in downtown Port Orchard
- ✚ Need to promote the Farmer's Market
- ✚ Develop a foundation on behalf of Port Orchard, to help promote tourism

### **Council Member Putaansuu**

- ✚ Encourage pedestrian paths in downtown, develop a walkable community
- ✚ Publish the Council's goals and objectives for the citizens to see and make the City accountable for reaching these goals
- ✚ Undergrounding utilities
- ✚ Develop stormwater utilities
- ✚ Update Comprehensive Plan
- ✚ Develop plans for Sidney/Sedgwick area
- ✚ Develop Downtown Overlay District Wings
- ✚ Develop plans for Tremont with a phase approach
- ✚ Reduce parking on waterfront

- ✚ Relocation of library building with better parking

### **Council Member Chang**

- ✚ Establish and publish on the website City's goals
- ✚ Address parking in downtown
- ✚ Develop areas and maps for historic home districts
- ✚ Develop walking and bicycle paths
- ✚ Review and discuss one long-term goal at each Council meeting
- ✚ Identify town centers and transportation routes.
- ✚ Develop more parks, possibly in City right-of-ways
- ✚ Develop standards for tree maintenance
- ✚ Revisit nuisance ordinance, such as eliminate parking on lawns
- ✚ Address issues such as affordable housing vs. rental units.
- ✚ Consider hotel/motel funds for an in-house economic development/tourism position

### **Mayor Coppola**

- ✚ Economic Development most important issue for City
- ✚ Encourage downtown boardwalk on waterfront
- ✚ Encourage outlet malls at Sidney/Sedgwick location
- ✚ Develop new logos and tagline for City
- ✚ Hire an in-house person specifically for marketing
- ✚ Move forward with annexations that makes sense financially and geographically
- ✚ Attract a upscale hotel for downtown economic development
- ✚ Remove parking from waterfront
- ✚ Annex Bethel Avenue towards freeway, through a Bond issue
- ✚ Develop stronger relationship with County
- ✚ Publish Council's goals and make Port Orchard accountable for goals
- ✚ Develop Sedgwick into five lanes

At this time City Attorney Jacoby compiled the Council's top goals and provided the following lists for discussion:

#### **Short term and long term goals:**

- ✚ Economic Revitalization
- ✚ Growth through Annexation
- ✚ Promote City/tourism
- ✚ Improve neighborhood streets and sidewalks
- ✚ Establish waterfront trails
- ✚ Downtown parking

#### **Current to-do-list and short term goals:**

- ✚ Update Comprehensive Plan
- ✚ Stormwater utilities
- ✚ Undergrounding utilities
- ✚ Tremont Street Widening

- ✚ Master plan for Sidney/Sedgwick Area
- ✚ Downtown Overlay District Wings
  
- ✚ Overlay paving projects
- ✚ Website development
- ✚ Relocation of library
- ✚ Better communication with the public

**Council voted and discussed their top long term goals:**

**Economic Revitalization**

- ✚ Revitalize downtown Port Orchard, with a plan for a town center.
- ✚ Discuss what downtown should look like, such as street lights, signage, etc.

**Growth through Annexation**

- ✚ Council recommends staff review and determine what annexation area makes the most economical and geographical sense to pursue.

**Establish Waterfront Trails**

- ✚ Place sewer infrastructure under the waterfront boardwalk
- ✚ Seek grants for funding opportunities
- ✚ Finish Comprehensive Plan Update

**Promote City/Tourism**

- ✚ Develop new marketing strategies, though new street signs, street lights that fit the era of the City
- ✚ Prepare marketing packages for perspective buyers and/or companies interested in development in Port Orchard

**Library Relocation/Development**

- ✚ Short term goal, potentially move to Givens Community Center
- ✚ Long term goal, partner with Port of Bremerton and rebuild library on waterfront park area, with a garage underground for parking

**Council voted and discussed their top short term goals:**

**Sidney Sedgwick Planning**

- ✚ Plan for roads and infrastructure on Pottery Avenue to Sedgwick area

**Downtown Parking**

Council suggested the following issues be discussed at a Work Study Session:

1. Determine location,
2. Determine design,
3. Develop costs and estimates for project, i.e., grant opportunities
4. Establish park-n-rides, and routes

**Downtown Overlay Districts**

Council recommends the Planning Commission review this project within three months and also provide design standards.

Council recommends Public Works Director and City Development Director prepare a one page summary on the Council's top three short term goals, i.e. what are land use issues and how to achieve these goals.

Council recommended a Study Session on Impact Fees relating to transportation and School impact fees.

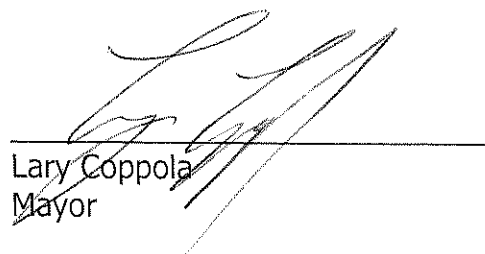
Council discussed better communication with the public, such as:

- ✦ Update City webpage
- ✦ Update City newsletter design
- ✦ Increase public notice boundaries
- ✦ More public surveys
- ✦ Acknowledgement of public comments

At 3:48 pm the Council Retreat adjourned.



Michelle Merlino  
City Clerk



Larry Coppola  
Mayor