



CITY OF PORT ORCHARD

Planning Department

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Planning Commission Meeting Minutes November 16, 2009

COMMISSIONERS:

Present: Bek Ashby, Stephanie Bailey, Tim Drury, Tim Matthes, Kim Ruona, Annette Stewart, Vance Vaught.

Absent: Gil Michael.

STAFF PRESENT:

City Development Director James Weaver, Associate Planner Tom Bonsell.

1. CALL TO ORDER:

Chairman Bek Ashby called the meeting to order at 7:05 p.m.

2. AUDIENCE COMMENTS:

None.

3. NEW BUSINESS:

Chairman Ashby asked to re-order the agenda items, so that the Hearing for the 2009 Amendments to the Comprehensive Plan was the last item. The rest of the Commissioners agreed.

3D. Sidney – Pottery Corridor Plan Street Furniture Alternatives

Associate Planner Tom Bonsell stated that the alternatives presented were selections from local companies for benches, trash receptacles, bicycle racks, bollards, and trench grates. The last page of the packet had the preferred choice of each. He stated that the Planning Commission could provide their recommendation to the City Council with their preferred alternative. Chairman Ashby stated that street furniture was discussed briefly during the subcommittee meetings, with no selections made. Commissioner Matthes asked about light standards. Mr. Bonsell stated that they were not available through local vendors, so none was selected. Mr. Matthes stated it would be easier to make selections if prices were included. He would lean toward lower prices. Chairman Ashby stated that it would be hard to know what would be available and what the prices would be in the future. Commissioner Vance Vaught echoed Mr. Matthes by saying price would be as much a consideration as aesthetics.

Commissioner Matthes made a motion to accept the information provided but not make a recommendation at this time. Commissioner Stephanie Bailey seconded the motion. Commissioner Tim Drury stated that his preferred alternatives were the same as the ones staff presented, except he thought the tree grate was nondescript. Upon vote, motion carried 5 – 1, with Commissioner Drury voting against, because he wanted to provide a recommendation to Council.

Commissioner Matthes asked Mr. Bonsell if no recommendation would cause difficulties. Mr. Bonsell stated that this was their primary opportunity to provide input, as any projects that included street furniture requirements may not necessarily come before the Planning Commission. He also stated that the Planning Department was aware of potential development applications being submitted in the next few months, so the staff was looking for clarification ahead of those projects.

3C. Planning Commission Chairman Comments to the City Council

Chairman Ashby stated that she would be attending the Council Work Study Session on November 17, 2009. She read a statement that she had prepared for the session, in which she commended the Planning Commission members for their talent, dedication, and volunteerism, and urged the Council to value their input and recommendation. The statement went on to express the interests and goals for the Planning

Commission for 2010. She acknowledged the limited time and resources of the Planning Department, and put forward recommendations that she felt would be beneficial. These included:

- The Shoreline Master Program update,
- A plan for street & sidewalk improvements in developing neighborhoods (Flower-Goldenrod-Fireweed and Pottery-Melcher areas, for example). She spoke of providing information to neighborhoods regarding Local Improvement Districts, so residents would know what their options are for street improvements.
- A waterfront development plan to address the public areas within the Downtown Overlay District and the Wings, including a replacement of the parking with a waterfront park, the town center project, and a the trail system connections downtown.
- McCormick Woods Village Park plan
- Sidney-Pottery Corridor Design Plan, which would include building design standards, height restrictions, etc.
- Annexation pre-planning, such as Bethel Corridor Plan and/or a Mile Hill Plan, or for the entire Urban Growth Area.

Ms. Ashby acknowledged that planning for future use may mean revisiting plans at the time of implementation. Any new or updated plans need to refer to the history of how previous plans were developed, and respect the deliberations, decisions, time, and energy of those who worked previously, incorporating their good ideas into any new plans. Ms. Ashby also stated that there were a number of items that Council was addressing in their Work Study Session that she thought the Planning Commission could be active in.

4. APPROVAL OF MINUTES:

September 21, 2009:

Planning Commissioner Annette Stewart made a motion to approve the minutes as written.

Commissioner Stephanie Bailey seconded the motion. Upon vote, motion carried unanimously, 6 – 0.

October 19, 2009:

The minutes for the October meeting were missing page 4 from the copy that was given to the Planning Commission members in their packets. The decision was made to e-mail the complete minutes to the Commissioners, and they could reply by e-mail to approve or disapprove.

3A & B. Public Hearing and Discussion: 2009 Amendments to the Comprehensive Plan

City Development Director James Weaver opened by introducing the elements of the amendments to the Comprehensive Plan. These include administrative and clerical error corrections, the update of zoning and comprehensive plan land use maps, the creation of Appendix F: identifying Port Orchard as a PSRC Urban Growth Center, and Appendix G: the update of associated plans adopted by reference.

Incorporation of Appendix F represents the most significant change to the plan. It was discussed that with recent annexations and downtown plan approvals, Port Orchard could meet the criteria for requesting a designation as an Urban Growth Center by the Puget Sound Regional Council. It was discussed that this would provide additional opportunities for the City and was conceptually supported in recent work study meetings. This designation would allow for Port Orchard to access to an additional 12 – 15% transportation funding pool that is distributed by Puget Sound Regional Council. It was identified only recently that in order to qualify, a fully detailed appendix addressing the Urban Growth Center would be required which identifies all elements that meet the criteria. Appendix F primarily calls out the criteria from other existing documents, demonstrating how the City could qualify for the designation. Because of PSRC cycles, this would either need to be done as part of this year's amendment, or else not until 2011. If the Council approves Appendix F, the next step could be a resolution asking KRCC to endorse Port Orchard as an Urban Growth Center. An endorsement from KRCC would go to PSRC for approval. It is about a 3-year timeline for approval.

Commissioner Tim Drury asked if anything was new in the Appendix. Mr. Weaver stated that there were about 12 new policies identified that specifically applied with the Urban Center and that these policies are

identified with a UC prefix. Everything else within the document was existing Port Orchard plans and regulations. Chairman Ashby stated that she had a strong negative reaction to parts of the Appendix. She requested the discussion begin at this meeting, and put off recommendation until a meeting in December. Commissioner Matthes stated he was concerned as well, with his familiarity with Transportation and Destination 2020 and 2040. He read a letter he had composed in opposition to implementation of a PSRC plan, as it would change the character of Port Orchard, and drown the City in red tape. Although the hope as a Urban Growth Center is to receive more funding, it comes with many strings attached, has requirements which override local zoning, and has a heavy toll in required matching funds. His preference was to remove any references to becoming a PSRC Urban Growth Center from the recommendation for the Comprehensive Plan Amendment, or alternatively, to table consideration of the recommendation until a future meeting so that the Commission could fully understand the Appendix and Vision 2040. He brought up PSRC's "Bend the Trend" program for communities to comply with Vision 2040, which would drastically change many of the things that are appreciated about Port Orchard as it exists. Planning Commissioner Vance Vaught said he was also having a strong negative reaction to Appendix F. He feels it is detrimental to the character of Port Orchard, and is an attempt to turn it into Seattle with all the growth and so-called improvement, but will actually be destructive. Chairman Ashby stated that reading Appendix F made her consider moving out of Port Orchard for the first time. Mr. Weaver stated that Port Orchard already participates in PSRC, and asked for specifics as to what the objections were, since most were already in existence. Mr. Vaught stated that the policies could be interpreted to have control in a negative way, and each would need to be reviewed point-by-point, and rephrased in a different way. Ms. Ashby thought the boundaries of the Urban Growth Center would need to be expanded. She questioned the transportation hub located at the library. Mr. Weaver stated that designation took place in 2002. Mr. Matthes stated that "Bending the Trend" refers to things like driving yourself to a meeting, or living and working in a 10-story building in close proximity to many neighbors, and thinks the Commission needs to be more familiar with PSRC's objectives.

Planning Commissioner Kim Ruona made the motion to accept the administrative and clerical error corrections as brought forward, striking the reference to "2040", and leaving "Appendix F" in the table of contents as a placeholder. Commissioner Matthes seconded the motion. Upon vote, motion passed unanimously, 6 – 0.

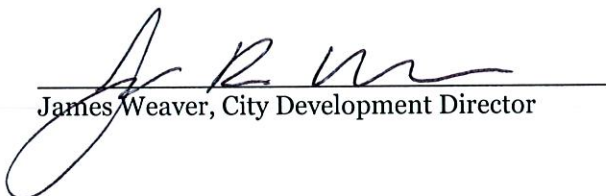
The map updates include recently annexed parcels and updates to the trails map. They are also being updated to reflect the SKIA Annexation by Bremerton. Planning Commissioner Matthes made the motion to update the zoning and comprehensive plan maps as discussed. Commissioner Ruona seconded the motion. Upon vote, motion passed unanimously, 6 – 0.

Appendix G references previously adopted plans and updated Capital Facilities Plans. Planning Commissioner Ruona made a motion to accept Appendix G as proposed. Commissioner Stewart seconded the motion. Upon vote, motion passed unanimously, 6 – 0.

Commissioner Drury had questions about growth plans without an Urban Growth Center designation. After discussion as to how best to approach Appendix F, it was decided to have a special meeting on December 1st in order to give the Commissioners more time to review the proposal, and to hear what comments the public may have at the Council hearing. Chairman Ashby encouraged the Commissioners to attend the Council hearing on November 24th. Commissioner Drury noted that any comments they may have at the hearing would be as individuals, not representing the Planning Commission. Mr. Weaver stated he would provide the website link to PSRC's Vision 2040 to assist the Commission in their review.

5. ADJOURN:

Chairman Ashby adjourned the meeting at 8:35 p.m.


James Weaver, City Development Director


Bek Ashby, Chairman