Planning Commission Meeting Minutes
February 24, 2014

COMMISSIONERS:
Absent: Tadina Crouch, Stephanie Bailey

STAFF PRESENT:
City Development Director Nick Bond, Associate Planner Tom Bonsell

1. CALL TO ORDER:
Chairman Annette Stewart called the meeting to order at 7:01 p.m.

2. AUDIENCE COMMENTS:

3. PUBLIC HEARINGS:
   a. Business Professional (BP) Uses:
   Associate Planner Tom Bonsell began by explaining that the documents left on their tables are because of
      formatting issues and not utilizing the latest use tables. He explained that it did not change the BP II
      revisions discussed in previous meetings. Mr. Bonsell asked if we could go through the BP II uses line by
      line to ensure conformance with previous discussions. OK’d

   Mr. Bonsell discussed the attorney's recommendation to include a discussion of what the “A” in the table
   means.

   Commissioner Drury introduces a college student and gives a brief explanation of what is occurring
   tonight.

   Mr. Bonsell began an accounting of the BP II uses. Planning commission agreed with the changes until the
   “personal Services designation” Discussion of Veterinary clinic, Mr. Michael and Ms. Tierney suggested
   that P 10 be revised to P 4 & 6 and that it was not to be limited to 6,000 sq. ft. Good until “Miscellaneous
   Health” when Commissioner Michaels asked why this was changed from “C” to “P”. Mr. Bonsell explained
   that it SIC 808-9 was a health use that he thought should be encouraged. Mr. Michaels was concerned
   that because it was a misc. designation that we would be straying too far from the original intent of the BP
   zoning designation. Mr. Bonsell read the SIC code section. After question by Chair Stewart, Bonsell said
   that we could make it an “A” and Chair Stewart asked if we could change the BP I use to an “A or P” from a
   “C” and Bonsell indicated that was not advisable because we are only concerned with BP II. Printing and
   publishing, Mr. Bonsell was concerned that this SIC designation covered so many uses he had to find a
   way to limit uses to computer publishing so he added “No on-site commercial printing permitted to the
   designation “5”. Mr. Michaels asked why it goes from an “A” designation to a “P” designation. Mr. Bonsell
   said that a person working in a computer is pretty innocuous but that an “A” would be ok and changed to
   an “A5” designation.

   Public hearing discussion – Gary Anderson (proponent) spoke to the changing complexion of the area
   along Pottery Avenue and indicated that where once residents wanted to maintain a residential zoning
   designation they are more desirous of a BP zoning designation. The Planning Commission needs to be
   aware that as these requests come forward, city officials need to be more responsive to the changing
   business environment.

   Adele Loesberg (neutral on draft changes) discussed the additional traffic she has seen on Pottery Avenue
   and is concerned about traffic in school zones.
Kristen, last name unintelligible, (neutral on draft changes) spoke to encroaching development into existing neighborhoods and changes and restriction because of complaints.

Bryan Petro provided information with charts and graphs showing vacancy rates in Kitsap County and a separate graph for vacancy rates in South Kitsap County. He spoke in favor of the proposed changes and said that anything that would lower vacancy rates would be helpful. He also asked that these proposed changes apply to all of BP zoning. Empty buildings are what are wrong with the City and we should only think about what we don’t want.

Adele Loesberg said that allowing a small deli in the area would be a good thing for the neighborhood and should be permitted. Commissioner Tierney explained that the proposed changes will include a small deli.

Mr. Michaels asked what Mr. Bonsell would like to do now and if he wanted to pass the resolution. Mr. Bonsell deferred the question to the Commission chair. The Planning Chair determined that a review of Resolution No 003-14 would be appropriate to see if the document was approvable.

In an attempt to move the process forward, Commissioner Drury thought that if the revisions to the use tables were too extensive that the process needs to be held over. He asked Mr. Bonsell about the sports team promoter use in the use table and Mr. Bonsell said he would like to look more closely at the SIC Codes listed under “10” to make sure they were applicable to the sport teams promoter use. Trish Tierney said she wasn’t worried about the potential later changes. Mr. Drury went through the list of changes.

Mr. Michaels asked about the research and development and wanted to make sure that medical testing was permitted and included in that category. Mr. Bonsell assured Mr. Michaels that it was.

4. Business Items:
   a. Business Professional (BP) Uses: Adopt, adopt as amended, or deny Res. No. 003-14
   Gil Michaels asked that the planning commission move on to the resolution and made a motion to adopt Resolution No. 003-14 with the following changes. Delete Paragraph 3, clarification of paragraph “5” that the resolution is not a draft code ordinance but an approval of a draft change resolution since no ordinance is part of the draft resolution. We are forwarding proposed changes to the Municipal Code.

   Ms. Tierney noticed a miss-spelling of “Associated” in the resolution description. Also where “draft ordinance” is mentioned throughout the document, it should read revisions to the Municipal Code.

   Commissioner Drury went through the proposed changes to the resolution. And said that this was a transition zone and although the existing uses were appropriate at the time they could not be considered “overly restricted”. The purpose of the revisions was to allow the property owners in the BP II area to have a broader base of potential renters.

   Chair Stewart asked if the motion required a vote or can it be discussed during motion deliberation. Mr. Michaels withdrew his motion for further discussion of the resolution expecting further deliberation.

   Mr. Drury wanted it to say “draft revisions to the Municipal code” throughout the document instead of Ordinance. He also wanted to remove “commercial” from paragraph 3. Mr. Baglio said they were in fact Commercial buildings and the designation was appropriate to delineate them from residential buildings.

   Mr. Drury suggested that the commission needs a clean copy of the documents and that a vote should be taken at the next meeting on March 17, 2014.

   b. Kick off of 2015 Comprehensive Plan scheduled for March 8, 2014:
   Mr. Bonsell discussed the upcoming kick-off of the 2015 Comprehensive Plan update and explained why and what the UW grad students will be doing in the visioning process. Mr. Bonsell relayed the director’s request that the planning commission members stay involved in the process.
5. APPROVAL OF MINUTES
Minutes not available will be provided at next PC meeting on April 21, 2014

6. ADJOURN:
Chairman Annett Stewart adjourned the meeting at 9:10 p.m.

Nick Bond, City Development Director  
Annette Stewart, Chairman