

**City of Port Orchard
Land Use Committee
Meeting Minutes
October 19, 2016**

Committee Members Present: John Clauson, Shawn Cucciardi, Scott Diener

City Officials and Staff: Mayor Rob Putaansuu, Development Director Nick Bond, Associate Planner Keri Sallee

Chairman Diener called the meeting to order at 7:30 a.m.

1. Discussion: Downtown Overlay District – Northern Bethel Corridor. Mayor Putaansuu said that he and Development Director Bond believe there is an opportunity for development and redevelopment in the Northern Bethel corridor of the Downtown Overlay District (located approximately from KFC south to the Bethel roundabout). The valley location could allow for four or five story buildings with multi-family residential and mixed uses along Bethel Rd without impacting existing views from above. The area is currently zoned Commercial but Mixed Use could be a better option. Bond said that a new Mixed Use 2 zoning designation that allows more height and density could be appropriate for this area. Parking standards could be flexible based on proposed uses and transit availability. Putaansuu said that bringing more residents here would help support downtown businesses as well. Staff will continue to look into possibilities for this area.

2. Discussion: McCormick Village Park Change Order. Bond presented a proposed change order to the Jones & Jones contract for McCormick Village Park Phase 2. The change would include a boardwalk instead of a bridge across the wetland area west of the park, to connect to proposed nature trails on the opposite side of the wetland. This change is requested due to a recent geotechnical analysis that revealed the presence of wet saturated sub-soils beyond the wetland boundary, which would require extensive overexcavation and fill to support bridge abutments. The alternative of a boardwalk supported by helical piles set in the wetland, as recommended by Jones & Jones, will also be considerably less expensive than building a bridge. The change order will be on City Council's October 25 meeting agenda.

3. Discussion: Old Clifton Road Industrial Properties. Bond told the committee that there are a number of undeveloped parcels zoned Industrial, located near the intersection of Old Clifton Rd and Lieseker Lane, that are currently limited in their development potential. The issues include divided ownership, a stream that would require a bridge for vehicular access from the east side, and easement restrictions that would prevent non-residential traffic from using a private road on the west side. Bond said that if the City Council changed the comprehensive plan designation to Residential, these properties might benefit. The committee felt that it may be better for the owners to request Council to allow access through the City's adjacent property to the north, and to keep the parcels Industrial. Further evaluation of alternatives and consultation with the property owners is needed.

4. Update: Critical Areas Ordinance Revisions. Associate Planner Sallee summarized the current status of revisions to the City's Critical Areas Ordinance (CAO), which are required to be completed by July 2017. The draft revised CAO, prepared by the City's consultant, has been reviewed by state agencies and the Suquamish Tribe. The next step will be to send the draft to interested parties for public comments. It is anticipated that the CAO will have a Planning Commission public hearing in January 2017, with City Council adoption in February 2017.

Chair Diener adjourned the meeting at 8:00 a.m.

Next Meeting/Location: November 16 at 7:30 am, in the Council Chambers.