



---

**Planning Commission Meeting Minutes**  
**October 18, 2021**  
**Zoom Teleconference**

**COMMISSIONERS:**

Present: Stephanie Bailey, Annette Stewart (Chair), Joe Morrison, Mark Trenary.

Absent: Dave Bernstein, Trish Tierney, Phil King.

**STAFF:**

Community Development Director Nick Bond, Long Range Planner Keri Sallee, Associate Planner Jim Fisk, Assistant Planner Josie Rademacher.

**CITY CONSULTANTS (FOR ITEM 4a/b):**

Tom Beckwith, Beckwith Consulting Group

Greg Krabbe, McCormick Communities

Eric Campbell, McCormick Communities

**1. CALL TO ORDER:** Chair Stewart called the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

**2. PUBLIC COMMENTS:** There were no comments from the public regarding issues not on the agenda.

**3. APPROVAL OF MINUTES FROM SEPTEMBER 7, 2021:** Chair Stewart made a motion to review the minutes from the September 7<sup>th</sup> meeting at November 2<sup>nd</sup>'s meeting.

**4. BUSINESS ITEMS:**

- A. PRESENTATION: DRAFT PARKS AND RECREATION PLAN.** Community Development Director Bond introduced the City's consultant for the Parks and Recreation Plan: Tom Beckwith of Beckwith Consulting Group. Beckwith provided an overview for the public about the planning process that had been used to create the draft Parks and Recreation Plan through 6 main tasks: Updating demographics and inventories; Updating goals and strategies; Updating plan elements; Developing an implementation process; and publishing the Comprehensive Parks Plan. The update to demographics and inventories included an evaluation of population growth with age specific projections for 2050 correlating accurate recreation activity projections based on that data. Beckwith discussed how to improve gaps in park development by determining recreation resources available within a 5-minute walk and/or within 0.2 miles of residential areas in the City and outlining social equity data to be considered when improving these gaps in development. The process for determining current park, and organization utilization included a survey completed by 188 residents in early 2020. The survey provided insight to resident's priorities for future parks in the City. Beckwith shared how the data collected from the survey can be completed in the City with a variety of proposals including waterfront access, trails, and open space. Beckwith

determined the process for implementation for the projects including total development costs and funding required by the City. Additionally, analyzing ways in which the City could receive money for these projects through a 20-year strategy of combining annual revenues in addition to current capital facility programs. Goals and policies have been created specifically for the Parks and Recreation Plan that are consistent with and implement the larger overall framework of the City's Comprehensive Plan. The public was invited to submit questions and comments to the City and consultants on the Parks and Recreation plan.

Wayne Wright in attendance with his wife, Kelly Wright, said that they lived at 4800 Castleton Rd SW in McCormick Woods stated concerns about the connection of public and private trails in Port Orchard and the cost analysis associated with it. He further expressed concern that residents of the HOA are upset with people from the public frequenting the private HOA parks without paying for them. Beckwith said that the only connection from the public to the private is through McCormick woods and is what he understood to be publicly accessible. Wright further expressed concern for traffic in their neighborhood from people accessing the trails. Additionally, expressing that communication about improvements to the area with HOA would be appreciated. Bond said that the intent of this connection is to connect residents of the McCormick communities to other areas of the city by bike or on foot. In addition, Bond said that the City's intent is to have a more equitable distribution of facilities to alleviate the use of McCormick community's facilities as it is one of the only areas to access this type of recreation currently. This would happen through the completion of proposed trails projects in other parts of the city. Wayne expressed concern about traveling by bike or on foot along Old Clifton Rd. Bond said the Old Clifton corridor is already in the City's transportation plan as a grade separated pathway. It would be constructed not alongside the roadway, separated by a vegetative strip and at a different elevation than the roadway. Bond further states that creating this facility is to ensure bicyclists don't have to use the travel lanes of Old Clifton Rd to commute. Bond said that the intent is to sync the parks plan to the transportation plan as it is already written. Wayne expressed interest in knowing how these improvements are going to be laid out for the growing population in McCormick communities in the future.

- b. PRESENTATION: DRAFT MCCORMICK VILLAGE SUBAREA PLAN.** Community Development Director Bond introduced the McCormick Village Subarea draft plan. The city-initiated plan is in partnership with the property owner, McCormick Communities. In compliance with PSRC's Vision 2050 plan and KSRC, the City is required to plan for centers that include certain projections and opportunity for housing and jobs. The proposed McCormick Village is an outlined center in the City's comprehensive plan. The proposed neighborhood village was planned by Kitsap County before annexation. McCormick communities approached the City with concept plans in 2020. The City then resulted in subarea planning in 2021 for the project. A survey was conducted to receive feedback on elements of the proposed project in May 2021. The results of the survey created the foundation for the overarching goals of the plan. Bond discusses the vision for the neighborhood core by sharing visuals that McCormick communities had gathered as inspiration for the project, including elements from other communities in the Puget Sound region, a proposed site plan, zoning changes, and additional housing types. Bond shares the implementation process for this plan that includes a new overlay district for McCormick Village including changes to allowed building types, setbacks, design elements, and parking. The public

was invited to submit questions and comments to the City and consultants on the McCormick Village Subarea Plan.

Wayne Wright in attendance with his wife, Kelly Wright, said that they live at 4800 Castleton Rd SW in McCormick Woods and expressed concern about the new housing types and traffic calculations associated with the new housing types. Bond said that assumptions for development are included in the city's transportation plan and further discussed improvements to Old Clifton Rd including roundabouts to ease traffic in the area. Wright points out the reduction in commercial zoning in the new proposed zoning for the subarea and expressed interest in having those areas accessible in the community and inquired about why the area was reduced. Bond said that the reduction includes the need for a stormwater pond associated with the roundabouts and roadway improvements necessary on Old Clifton Rd. Bond said that the original zoning area was created following property lines before a boundary line adjustment was made resulting in a new commercial area, matching the new property lines. Additionally, Bond said that area was reduced to reflect buildable lands suitable for commercial development, based on the topography of the area as well as protecting natural areas as much as possible. Kelly Wright expressed support on behalf of McCormick residents for expanding the golf cart zone and using golf carts as a form of transportation to access the proposed village. Bond said the city has discussed proposals for a parking lot for golf carts across from the village on the other side of Old Clifton Rd and expanding the golf cart zone to McCormick West. Additionally, Kelly Wright expressed great concern about the need for a new school in Port Orchard, especially on the west side of the city near the McCormick communities. Bond said that the city supports the expansion of schools and with more voters in the city, feels confident that a bond will be passed to help with the construction of a new school. Bond said that the city will do everything it can through policies and planning to help with the construction of a new school, but the responsibility for this construction lies mostly on the school district.

Cari expressed concern about the new development potentially lacking a tree border from Old Clifton Rd. and wanted more information about where the proposed bike lanes on Old Clifton Rd would go. Bond said there is intent to preserve the existing trees on Old Clifton Rd to the extent of a 40-60 ft. buffer. Additionally, Bond said that the city is establishing a tree canopy requirement for this new development requiring that trees are replaced to ensure long term tree canopy in the area. Bond said that the bike lanes for Old Clifton Rd will be designed by an engineer that the city is hiring soon and will extend from the roundabouts east to Anderson Hill as a graded 10-12 ft pathway. Cari asked if any improvements were planned off the exit from SR16 to access Old Clifton Rd. Bond said that there are not, but a way to access Old Clifton is by taking a right on to Tremont and using the round about to turn around. Bond further explained that the interchange is outside of city limits and is a WDOT intersection with little room for further improvements based on the environment of the area.

Courtney Brooks expressed concern about an area off Feigley Rd near Gorst and being unable to safely take turns. Bond said that the area is a part of the unincorporated county and is not apart of the city's transportation plan and has directed people who have expressed the same concern to the county's transportation department.

Tiffany Mitchell in attendance with her husband, Mitch Mitchell said they live in the Eldon trails area and wanted more information about habitat conservation for the project. Bond said the project being within the limits of city is required to follow the Growth Management Act (GMA), developing urban areas at a higher density, and protecting critical areas, and rural areas with lower density and higher conservation of natural areas. Bond said that the project will do its best to preserve the current forested conditions in pockets and as a barrier along Old Clifton and Feigley Rd. Additionally, Bond stated that the development will take a two-prong approach not only preserving existing trees where possible but requiring a landscape plan for the development that achieves a 25-30% tree canopy restoration within a certain period of time.

**c. DISCUSSION: UPDATE TO POMC 20.170, FLOOD DAMAGE PREVENTION CODE.**

Community Development Director Bond introduces the updates to the flood damage prevention code. The current code was last updated 5 years ago, and new FEMA maps have been created since, requiring an update to the code. The report was created with technical assistance from experts from the state at the Department of Ecology (DOE) and are asked by the state to adopt the new ordinance with updated information.

**ADJOURN:** Chair Stewart adjourned the meeting at 7:26 pm.

---

Annette Stewart, Chair

---

Nick Bond, Community Development Director