



Planning Commission Meeting Minutes
November 2, 2021
Zoom Teleconference

COMMISSIONERS:

Present: Annette Stewart (Chair), Joe Morrison, Mark Trenary, Trish Tierney, Phil King, Stephanie Bailey.

Absent: Dave Bernstein.

STAFF:

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

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 NOVEMBER 2, 2021: Chair Stewart made a motion to review the minutes from the November 2nd's meeting at the December 7th meeting.

4. BUSINESS ITEMS:

- A. PUBLIC HEARING: MCCORMICK URBAN VILLAGE SUBAREA PLAN.** Community Development Director Bond gave a brief overview of the McCormick Urban Village Subarea Plan before opening the public hearing. The updated site plan for the project includes an update to the wetland buffer and minor reconfiguration of the overall layout of the site plan. Bond proposes that the public hearing be open through to the next meeting in order to allow the public ample time to make testimony and review the final draft plan.

Eric Campbell, developer with McCormick, commented that he is available for to answer any questions that may come up during the public hearing.

Carlos, a resident in McCormick Woods posed questions about the proposed plan asking when the proposed project is intended to be completed, and when it comes to investment in and apart of the retail center, who is the group to speak to. Bond said that the project intends to break ground on this project in 2022. The construction window will probably last for 2-3+ years, and additional time to lease the spaces to businesses. Eric Campbell, developer with McCormick Communities, LLC further explained that the project plans to break ground as early as Summer 2022, or as late as Fall 2022. Additionally, Campbell states that the retail spaces will be available to lease.

Kelly and Wayne Wright posed three areas of concern with this project. The first being access to transit, specifically Kitsap Transit to the McCormick Urban Village. The second being the impact of this development on South Kitsap School system. Kelly Wright stated that she feel strongly that the number of homes being built and the families that will occupy them will exceed what the current school system can handle. Lastly, Kelly Wright stated that mitigation and protection of trees and wetlands is continued through construction and development of the site. Wright expresses the need for ample tree buffers (25'-40' buffers) in order to protect homes from storms. Bond states that transit is included in the plan and there are several goals associated with extending transit to the urban village (Goal MVT 5 and Policy MVT 10) with Kitsap Transit. Bond states that the South Kitsap School district does own the property west of the Urban Village off of Feigley Rd. and have concept plans for two new schools on that site but is something that is acted on by the school board and not the city. Bond further states that the city supports the school districts efforts to provide adequate capacity for students. The city helps this development through impact fees that are charged to new development to help with adequate school capacity. Additionally, the city is working on an interlocal agreement to better manage the school impact fee program. Bond states that the city is looking to preserve trees where it is possible and promote long-term tree canopy creation (30% threshold) and buffers where it is possible. Bond said that land is designated as urban land and under the growth management act is required to develop for urban densities. The city has protections for wetlands and streams that exist on the property.

Greg Gililand, a resident in McCormick Meadows, wanted to express his hopes for the project being walkable and pedestrian oriented as well as along Old Clifton Rd. Gilliland also agreed with the earlier stated interest in extending transit to the Urban Village. Bond said that project will have pedestrian travel routes across Old Clifton Rd and across the project up to Anderson Hill and across Feigley Rd. as well. Additionally, Bond states that pedestrian access will exist along Old Clifton Rd, except for the area in between Campus Parkway and Feigley Rd. due to steep banks. Pedestrian and bicycle traffic will be routed through the urban village.

Linda Brune, a resident of McCormick Woods, said she agrees with making sure there are adequate school facilities to accommodate the new homes in this project. Brune expressed concern about clearing and wildlife displacement becoming a growing concern in her neighborhood and wanted to know if wildlife protection was a part of the project plan. Bond said that the land is designated as urban land and under the growth management act is required to develop for urban densities. Bond said that the city, and under his knowledge is unaware of any wildlife displacement programs that cities have to help in the adaptation of new habitats for wildlife.

B. PUBLIC HEARING: UPDATE TO POMC 20.170: FLOOD DAMAGE PREVENTION CODE.

Long Range Planner Sallee 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. This makes our code consistent with the most updated FEMA maps.

Chair Stewart opened the public hearing. No comments were made. Chair Stewart closed the public hearing.

C. DISCUSSION AND RECOMMENDATION: UPDATE TO POMC 20.170: FLOOD DAMAGE PREVENTION CODE.

Commissioner Tierney made a motion to recommend that the City Council approve the proposed revisions to POMC 20.170, the Flood Damage Prevention Code. Commissioner Stewart seconded the motion. The motion passed unanimously.

D. PUBLIC HEARING: 2021 POMC TITLE 20 “HOUSEKEEPING” AMENDMENTS.

Long Range Planner Sallee gave a summary of the items included in DCD’s annual “housekeeping” amendment to Title 20 POMC, which resolves minor omissions, errors, out of date information and redundancies that have been noted throughout the year.

Chair Stewart opened the public hearing. No comments were made. Chair Stewart closed the public hearing.

E. RECOMMENDATION: 2021 TITLE 20 “HOUSEKEEPING” AMENDMENTS.

Commissioner King made a motion to recommend that the City Council approve the proposed housekeeping amendments to Title 20 POMC. Commissioner Trenary seconded the motion. The motion passed unanimously.

ADJOURN: Chair Stewart adjourned the meeting at 6:50 pm.

Annette Stewart, Chair

Nick Bond, Community Development Director

