

Greater Hansville Area Advisory Council (GHAAC)
February 12, 2008
Minutes

MEETING SUMMARY

The Greater Hansville Area Advisory Council (GHAAC) met for its regular monthly meeting on Tuesday, February 12, 2008, at the Greater Hansville Community Center.

21 members attended (of 41 members, representing 31 groups), as well as 5 proxies, 2 County liaison personnel and 16 guests. Jon Rose and Sue Schroader of Olympia Property Group made a presentation on OPG's "String of Pearls" initiative. Updates were received from the Road Safety Advisory Committee, Salt Water Parks Committee, the Greater Hansville Sign project, the Greater Hansville Planning Committee, Eyer Nuisance property, and the Kitsap County Solid Waste Advisory Committee. The next GHAAC meeting will be held Tuesday, March 11th at 7:00 p.m. at the Greater Hansville Community Center.

– Gerry Porter, Secretary

MINUTES

The Greater Hansville Area Advisory Council (GHAAC) met for its regular monthly meeting on Tuesday, January 8, 2008, at the Hansville Community Center. Judy Foritano, Council Chair, presided, calling the meeting to order at 7:07 p.m.

Attending were 21 members (of 41 members, representing 31 groups), 5 proxy members, 2 Kitsap County liaison personnel and 15 guests.

Welcome and Introductions

Judy Foritano welcomed all attendees. GHAAC members introduced themselves, followed by guests.

Presentation: Olympic Property Group (OPG) on "String of Pearls"

Jon Rose, OPG President and Sue Schroader, OPG Project Manager gave an illustrated presentation regarding the OPG initiative entitled "String of Pearls." Jon prefaced his remarks with a short history of Pope and Talbot, Pope Resources, and the Olympic Property Group.

Pope Resources started as Pope & Talbot in Port Gamble in 1853; it was spun off from Pope & Talbot in 1985. Pope Resources owns and co-owns approximately 140,000 acres of timberland. Approximately 8,000 acres are located in Kitsap County, of which 2,000 acres are located in the Greater Hansville area.

Pope Resources is the largest landowner in Kitsap County. Its primary business is growing and harvesting through its Olympic Resource Management (ORM) division. Its secondary business is adding value through real estate development in part to fund additional timberland acquisitions through its Olympic Property Group (OPG) division.

The company's North Kitsap 8,000 acres are too valuable to be managed solely for timber production. Of these, 1,000 acres are in master planned communities, and 7,000 acres are currently zoned for 20-acre lots per the Growth Management Act (GMA).

There are three OPG development options:

1. Sale of the 7,000 acres in large blocks
2. Break the 7,000 acres into 20-acre lots for residential development
3. Utilize clustering concept to provide housing on 25% of the land, with 75% reserved as open space.

OPG is in an exploratory period regarding these options. The GMA allows one dwelling per 20 acres, or 100 homes in the 2,000 acres of the North Kitsap Peninsula. Using the clustering concept of Option 3, 400 homes could be developed. The goal of Option 3 is to seek a collaborative partnership between OPG and the public/private sector.

There are seven elements to the Option 3 proposal:

1. Trails
2. Open space/wildlife
3. Marine and other recreation
4. Plants, farming, and fishing
5. Education and life-long learning
6. Waterfront villages
7. Planning, coordination and cooperation in "partnership"

There are three main benefits, using a traditional economic development model:

1. Community participation
2. Distinction/uniqueness for long-term desirability
3. Highest quality of life for residents

[The entire "String of Pearls" PowerPoint presentation may be seen at www.nkstringofpearls.com]

Rose also called attention to the August 1-2, 2008 "Paddle Kitsap" event. Paddlers will travel from Port Gamble to Kingston (first day) then to Poulsbo (second day). Details are available at: www.PaddleKitsap.com

During discussion, John Armstrong of Kitsap County Public Utilities observed that it is easier – and thus less expensive – to serve pods/clusters of homes than it is to provide utilities to single family residence on 20-acre parcels. He also spoke about fiber optic technology now available in Western Washington. [Fiber-optic lines are strands of

optically pure glass as thin as a human hair carrying digital information over long distances.]

Questions were raised about how the open space land would be owned and managed. Rose replied that this remains to be determined, and will no doubt involve a variety of entities such as trail associations, land/conservation trusts, etc. working in partnership with landowners such as OPG. Timber management will continue to be a need for responsible stewardship of the open space lands over time.

Minutes

Minutes of the January 8, 2008 GHAAC meeting were approved as distributed in advance of the meeting.

Committee Reports

1. Road Safety Advisory Committee (RSAC)

Patricia Pinkham, RSAC co-chair, reported that the Committee has been in hiatus since its early December meeting. The next regularly scheduled RSAC meeting will be held Tuesday, March 4th.

On February 28th at 7:00 p.m. at the Greater Hansville Community Center a special meeting will be convened by RSAC to form two new working groups in response to Commissioner Bauer's December request. These will be short-term working groups with linkage to RSAC. Members of the public are invited to participate, especially those who are concerned about issues of speeding in North Kitsap. The first group will focus on the consideration of possible modifications to the existing speed tables to make them function with less disruptive impact upon drivers; removal of the tables is not an objective. The second group will consider alternatives to speed tables as means to address the issue of speeding. Whatever alternatives proposed must be at a reasonable cost for the County's consideration.

2. Salt Water Parks

Mike Brinton, former chair, has resigned. Fred Nelson reported that the Committee has disbanded with its further work now under the auspices of the new Greater Hansville Planning Committee. Ken Shawcroft reported briefly on the January 23rd meeting to gather community input for improvements at Norwegian point Park.

3. Energy

Fred Nelson said that there are no new developments to report at this time.

4. Greater Hansville Sign

Jerry Ulsund reported that the new sign has been received, is in storage, and is ready for installation. Plans are underway for volunteers to do the installation when the weather becomes more favorable.

5. Planning Committee

Linda Redling reported that 45 people attended the January 29th Planning Committee meeting. It is wonderful to see the high level of interest and enthusiasm to become involved in this very important endeavor. Emergency preparedness issues were discussed. Pete Sullivan, Kitsap County Assistant Planner, staff to the Committee, informed the Committee about similar planning efforts in other parts of the County. Jon Rose of Olympic Property Resources has offered to work with the Committee in responding to the String of Pearls initiative proposed by OPG. Proposed dates for the next Committee meeting are currently under discussion; watch [The Log](#) for further information.

Eyer Nuisance Property

Jim Bolger reported that the County Prosecutor's office continues in the "discovery" process regarding steps towards resolution of complaints concerning the Eyer property on Little Boston Road. Mr. Eyer and his attorney have not met specified deadlines for the submission of information, so the County Prosecuting Attorney anticipates filing a "motion to compel" with the Court by the end of the current week. This will allow County officials to return to the property for inspection of current conditions. Bolger reported that the Washington State Patrol is no longer interested in pursuing possible violations on this matter. However, one division of the State Department of Health will be potentially involved to address possible ground water pollution issues.

Kitsap County Solid Waste Advisory Committee (SWAC)

Kinley Deller reported that SWAC is currently reviewing the 1999 Solid Waste Management Plan as part of the effort to develop an updated version. EMU Topsoil is developing an enlarged operation on Ecology Road; they will soon be receiving "urban wood" for re-cycling. Countywide burn bans will continue as needed, and will no doubt expand over time; however, there will be no ban on the burning of land-clearing debris for at least a year. Consideration is also being given to resource allocation between neighborhood waste collection and the improvement of Transfer Station facilities.

Kitsap County Transportation Planning Advisory Committee (TPAC)

Judy Foritano reviewed the job description and invited nominations of persons from North Kitsap interested in serving as a member of the County's Transportation Planning Advisory Committee.

Announcements

1. Ken Shawcroft announced that input regarding Norwegian Point Park development plans may be submitted to norpoint@co.kitsap.wa.us.
2. Tom Karwaki of the Port Gamble S'Klallam Tribe announced that 20% of gasoline purchased at the Little Boston Shell Station remains in the local community.

3. Jim Bolger announced that the Puget Sound Partnership for the restoration and recovery of Puget Sound will be conducting workshops and discussions open to the public regarding the status of Puget Sound's health, its greatest threats, and to help establish priorities for the future. Workshops will take place from 1-5 p.m., followed by an open community conversation from 5:30-7:30 p.m.

February 28 Bremerton
March 5 Port Hadlock

Visit the website for more information: www.psp.wa.gov

The eastern part of Kitsap County (Puget Sound) is within the North Central Puget Sound Action Area and the west side (Hood Canal) is in the Hood Canal Action Area.

4. Judy Foritano announced that the next Greater Hansville Community Center Rummage Sale drop-off day is Saturday, February 16th from 10 a.m. – 2 p.m.

Open Public Comment/Questions

1. Guest Laurie Wiegenstein of Twin Spits Road raised several questions regarding GHAAC's organization and its system for representing voices of Greater Hansville residents. Judy Foritano briefly summarized some of the values used in organizing GHAAC and invited further conversation outside of the meeting to provide further information.

Next GHAAC Meeting

The next GHAAC meeting will be held Tuesday, March 11th at 7:00 p.m. at the Greater Hansville Community Center.

Adjournment

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Gerry Porter, Secretary