MINUTES
KITSAP COUNTY PLANNING COMMISSION
April 25, 2000

The Planning Commission met on the above-stated date at the Kitsap County Parks & Recreation
Conference Room, 1200 Fairgrounds Road, Bremerton, Washington. Members Present: Val Torrens,
Deborah Flynn, Nobi Kawasaki, Chair, Richard McConaughy, Gwendolyn Shepherd, John Ahl, Linda
Rowe, Laura King. Not Present: William Matchett. Staff Present: Darryl Piercy, Jason Rice, John
Vodopich, Karanne Gonzalez, Joseph Coppo, Jeff Smith and Karen Halbeck, Secretary.

9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M

Ø Continuation of a Public Hearing on the Interim Land Use Policies for
the Highway 303 Corridor, located in Central and North Kitsap County.
(This matter was continued from the hearing of April 4, 2000.)

Darryl Piercy recounted for the members that this was a continuation of the public hearing for
the Hwy 303 Corridor from April 4, 2000. He said at that hearing the Planning
Commission directed staff to put together a committee to discuss various issues regarding the
Corridor and make a recommendation to the Commission. He said the committee was formed
and a meeting held. He said that this committee studied the issues and put together a
recommendation for the Planning Commission, which he outlined from the Memorandum, dated
April 20, 2000. He reported that the members felt that the Corridor was nearly fully
developed at this time. Therefore, he continued, Interim Policies would not be particularly
effective in shaping the look or the development patterns of the Corridor; but would impact those
property owners whose property is not yet approved for development. He further reported that
the Committee felt those Policies would then create more of a hardship to the developer than a
benefit. He said that currently there were effective land use regulations in place with the Kitsap
County Zoning Ordinance. He noted that the Washington State Department of
Transportation (WSDOT) was conducting a major investment study, coordinating with the
City of Bremerton, the County, the State and local citizens to develop long-range strategies for
the development of the Corridor, adding that the County’s Comprehensive Plan would be best
served by this process. He made it clear that the Hwy 303 Corridor and the Bethel Corridor
were very different and to use similar policies for the two areas.
would be unrealistic and unworkable. He said that the Committee also felt that there was a need to promote internal traffic circulation with limited access points, which could be reviewed by the WSDOT study. In conclusion, he said that the Committee’s recommendation was that no further action be taken by the Board of Commissioners on the Interim Policies adopted February 14, 2000 and that the Policies be allowed to expire on May 15, 2000. Further, he continued, the Committee recommended that the County remain active in the WSDOT Study and provide the Board of Commissioners with updates on the progress of the Study.

Nobi Kawasaki noted for the record that he and Deborah Flynn could not attend the first hearing on the Highway 303 Corridor, but have viewed the videotape of the hearing. He then opened the floor for testimony on the Highway 303 Corridor.

Ron Ross asked what drove the Board of Commissioners to adopt an Emergency Ordinance? He felt there was no specific issue that could create an emergency.

No further testimony being heard, Nobi Kawasaki closed the public hearing portion of the meeting.

Deborah Flynn asked why the Commissioners took this action; was there a concern that Highway 303 was becoming similar to Highway 99?

Darryl Piercy said that with the passage of I-695 the Board of Commissioners were concerned that the WSDOT study would not take place, because it would lose its funding. He said that this was not an Emergency Ordinance but Interim Policies. He explained that there was to be some discussion with the city or the community of Silverdale to create a link. He said that it was felt that there could be some options for the major planning process with the State. He reported that the impact of these interim policies would be minimal because few parcels would be included in the interim policy. He said that planning with the County, City and the State would go together for a joint planning process in the WSDOT study.

Linda Rowe asked if the green dots on the map were vested projects?

Darryl Piercy said yes, those signified completed projects that have been approved and ready to build on. Further, he said, the physical improvements have not been made to these sites but all the information has been reviewed and approved.

Linda Rowe asked if there could be a requirement for shared access for these properties?
Darryl Piercy said yes, it would be to the owner’s advantage to have a shared access to get their customers to the businesses easier. He gave some examples of shared accesses on the Corridor.

No further discussion being heard, a Motion was made by Val Torrens and seconded by Laura King that the Planning Commission recommend to the Board of County Commissioners that no further action be taken by the Board in regard to the Interim Policies for the Highway 303 Corridor adopted February 14, 2000, and that the Interim Policies be allowed to expire on May 15, 2000. Further, that the County remain active in the WSDOT Major Investment Study and provide periodic updates on the progress of this effort to the Board of Commissioners, Planning Commission and the public. Vote: Aye: 6; Nay 0; Abstain: 2 (King and Shepherd not present at hearing.) Motion carried.

Public Hearing to consider the following: 1) The application for Gary and Barbara Edin for Current Use Assessment – Timberland, for an 8.87 acre parcel located east of Hood Canal at 38682 Hood Canal Drive NE, Hansville, Washington.

Karanne Gonzalez gave a brief explanation of the Current Use Assessment – Forestry and Open Space program for the new members. She then passed around digital photos of the Edin property. She said that this parcel was zoned Rural Residential, one dwelling unit per 5 acres. She said that the site was fairly level with slopes ranging from 0 to 5%. She explained the Robert Kline has prepared a Timber Management Plan for the site following approval of a Forest Practices application, and that 95% of the property has been logged and replanted with Douglas Fir and Western Red Cedar. She said that staff was recommending approval of 7.87 acres, with 1 acre set aside for the shop.

Deborah Flynn asked if the shop was used for forest management?

Gary Edin said it was primarily used for forest management; it was a 36’ X 48’ building.

Val Torrens asked if the owners intended to build a home on the acre?

Gary Edin said no, they lived about a mile from this site.

Karanne Gonzalez said that Alder is a good timber crop right now.

Gary Edin said that this property was primarily covered with Douglas Fir and Cedar that was grown there originally; now there was a mixture of that with Alder.
Following a discussion between the Planning Commission members regarding the use of the shop, a motion was made by Deborah Flynn and seconded by Val Torrens to approve the Application of Gary and Barbara Edin for Current Use Assessment – Forestry for the full 8.87 acres. Vote: Aye 8; Nay: 0. Motion Carried.

2) An application from the Poulsbo Sportsman Club for Current Use Assessment – Timberland on 11.5 acres of a 34.14 acre parcel located at 19660 Clear Creek Road NW, Poulsbo, Washington.

Karanne Gonzalez showed the members digital photos of the site. She said that the northerly 23 acres of this parcel was in Open Space; the 11.5 acres have not been in the Plan to date. She reported that there was a Timber Management Plan prepared for the site by Art Schick, a Federal Forester and Natural Resources Manager. She further reported that the Club planned to manage this site by tree thinning, and there were no plans to clear-cut the property. She said that staff recommends approval of the application subject to the management plan for the site.

Nobi Kawasaki noted that this property could serve as a buffer for the noise from the Club. He asked if there were houses to the north of this property?

Bill Guill of the Poulsbo Sportsman Club said there was housing to the north, but generally the noise does not go in that direction since they shoot from east to west. He said that the Club planned to selectively thin the trees.

No further discussion being heard, a Motion was made by John Ahl and seconded by Val Torrens that the Planning Commission approve the application of the Poulsbo Sportsman Club for Current Use Assessment – Timberland. Vote: Aye: 8; Nay 0. Motion carried.

3) An application from Margaret N. Padelford for Current Use Assessment – Open Space for a 2.71-acre waterfront parcel located off of Taree Drive near Kingston, Washington.

Karanne Gonzalez showed pictures of the site for the members. She explained that the neighboring parcel was in Open Space and this will make a nice connection between that parcel and the waterfront. She reported that the beach was unstable and has had some recent slides. She said that there are eagles, blue heron, kingfisher and other shore birds that perch on the site. She said that Ms. Padelford’s goal was to maintain the property in a natural state and to provide a wildlife habitat. She explained that the beach area of the property was accessible from Arness Park, which was located to the north; however, the upland area was not accessible from the beach and was not appropriate for recreational activity. She said that the staff recommended approval of this application, with several conditions.
Val Torrens noted for the record that she does not know the applicant, but she does know the daughter.

Nobi Kawasaki said that this should not be a conflict of interest.

John Ahl asked if this property was within the Kingston Urban Growth Area (UGA)?

Karanne Gonzalez said yes.

John Ahl asked if there was an inconsistency with dedicating this area as Open Space within a UGA?

Val Torrens said that the Growth Management Act encourages open space in the UGAs.

John Ahl said he saw an inconsistency where the UGA is enhanced with the open areas. He said it raised a question in his mind for the parameters of the Urban and Rural areas.

Karanne Gonzalez said in the conversations she’s had with the Planning Commission over the years, it was felt that this program was good because the County cannot buy all the open space for parks, but this would be a great location for a park. She said on previous occasions, the Board of Commissioners has been very happy to see these applications come forward for the County. She recounted that the public would be allowed to walk on the beach from Arness Park along the shoreline and that that was part of the conditions of approval.

Linda Rowe said that she was concerned that the applicant would be given a tax break on property that could not be developed anyway.

Val Torrens said that this property could be developed.

Karanne Gonzalez said that this property was being assessed as a “buildable” site. She said it would be a benefit to the applicant to prove that this was unbuildable for the Assessor to have her property value reduced.

Deborah Flynn said that she supported this application, whether the site was buildable or not, adding that the applicant will still be paying taxes on the site, but there was a natural habitat to be preserved.

Sara Parrington, daughter of Margaret Padelford, said that the property value has been reduced by the Assessor’s Office from $304,400 to the purchase price of $200,000.

No further discussion being heard, a Motion was made by Deborah Flynn and seconded by Val Torrens that the Planning Commission approve the
application of Margaret Padelford for Current Use Assessment – Open Space.

Vote: Aye: 8; Nay: 0. Motion carried.

➢ Work Plan Discussion:

Nobi Kawasaki said on Tuesday, May 16, 2000 there would be a joint Public Hearing with Open Space, Parks and Greenways Committee (OSPAG), at the Island Lake Community Center beginning at 7:00 p.m. to hear testimony on the Open Space Plan.

Joseph Coppo of the Parks and Recreation Department said that the draft Open Space Plan would be available on May 1st. He said that some of the policy background was included in this Plan. He reported that the Open Space Plan is updated every 6 years. Further, he said, that the rush to approve the Plan now was so that staff would be able to apply for the various grants. He said that this Plan would define what the County is best at and provide other services together with the cities, state and private agencies. He said that the policy foundation lays out what principles are necessary to focus on such as: Critical Resource Lands; Water Access; Regional Trails; Regional Parks, Recreational Facilities and Programs; Stewardship (partnering with local communities); and Coordination and Pre-planning in Unincorporated Urban Growth Areas. He said that the traditional role of a County Park Department should be a regional provider of what the State and City Parks Departments do not provide. He said that the Board of Commissioners and the OSPAG Board held a retreat and during that time they reviewed the Open Space Plan and these are the issues that came forward from the Board following that retreat: 1) Critical Resource Lands; 2) Regional Recreation Facilities and Programs; and 3) Local Park and Recreation Programs. He said that they did a mail-out survey to 4,000 households and received 25%, or about 1,100 surveys back, which was a good rate of return. He reported that they did a habitat plan in 1995-1996, which he explained to the members. He said that staff was already trying to implement parts of the Habitat Plan with the Open Space Plan. In conclusion, he said there were 3 open houses for people to ask questions and look at some of the presentations. He suggested that if the members have questions individually, after they looked over the Plan, to give him a call. He reported that there has been a low turnout at these meetings and felt that would follow through to the public hearing on May 16, so it will likely be a short meeting.
Study Session regarding the Poulsbo Subarea Plan Urban Growth Area.

Jason Rice provided a copy of the draft Plan to each of the members. He said there would be a joint public hearing with the Poulsbo City Council in May, 2000. He then explained what issues have been completed and what were yet to be accomplished. He reported that there were 2 Open Houses for public review of this draft Plan, on April 12th and 13th. He said that at the first meeting 13 people attended and at the 2nd meeting 40 to 45 people were in attendance. He said that there were good questions asked at the Open Houses. Further, he said, there will be a Public Works Committee Meeting on April 26th, and the Planning Commission was invited to attend, noting that Commissioner Endresen and Bruce Freeland will be attending this meeting. He explained that the Public Works Committee was a part of the Poulsbo City Council. He further explained that in the packet, that was mailed to the Planning Commission prior to the meeting, was a summary of the site-specific requests for the proposed UGA. He reviewed the types of requests that have been received and pointed out the location of each from the map. He said that letters of response have been sent to the individuals who made the requests. He said that were 4 additional informational requests that he has sent to the: Sheriff, schools, fire district, and the natural gas company. He then reviewed the requested zoning changes for the Planning Commission.

Linda Rowe noted that at a hearing on the Port Blakely project, the population numbers were an item of great concern and asked if similar population concerns will be an issue at the hearing on the Poulsbo UGA?

Nobi Kawasaki said no, because the Port Blakely property was designated Industrial on the Comprehensive Plan map and the Poulsbo Urban Growth Area has residential population included in the Comprehensive Plan.

Linda Rowe and Jason Rice then discussed the population allocation for the Poulsbo UGA.

John Ahl asked when the next population allocation would take place?

John Vodopich said that the population allocations needed to be submitted by each city before the end of this year.

Val Torrens noted the area called Lemolo along the shoreline and questioned why that area was not included in the proposed UGA?

Jason Rice said that he felt that it was because the City of Poulsbo did not want to deal with the residents in that area who do not want to be part of the Poulsbo UGA. He reported that all of the urban services are provided in the Lemolo area and the densities are the equivalent of a UGA. He then gave a map to each of the members, outlining the area that would be toured following this meeting.
No further discussion being heard, the meeting adjourned at 11:10 a.m.

### ITEMS DISCUSSED AT THE PLANNING COMMISSION MEETING

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<td>G.</td>
<td>Information packet from Joseph Coppo to the Planning Commission regarding the draft Open Space Plan, undated.</td>
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MINUTES approved this ______ day of ____________, 2000.

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NOBI KAWASAKI, CHAIR

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KAREN HALBECK, SECRETARY