MINUTES
KITSAP COUNTY PLANNING COMMISSION
May 23, 2000

The Planning Commission met on the above-stated date at the Commissioners Chambers, County Administration Building,
614 Division Street, Port Orchard, Washington. Members present: Nobi Kawasaki Chair, Linda Rowe, John Ahl, William
Matchett, Deborah Flynn, Richard McConaughy and Val Torrens. Not Present: Laura King and Gwen Shepherd. Staff
Present: Karanne Gonzalez and Karen Halbeck, Secretary.

9:00 A.M.

Meeting Called to Order - Introductions.

1. A Motion was made by William Matchett and seconded by Linda Rowe
that the Planning Commission approves the Minutes of March 28,
2000. Vote: Aye 5; Nay: 0; Abstain: 2 (Torrens and Kawasaki not
present at meeting).

2. A Motion was made by William Matchett and seconded by John Ahl
that the Planning Commission approves the Minutes of April 4, 2000.
Vote: Aye: 5; Nay: 0; Abstain: 2 (Torrens and McConaughy not
present at meeting.)

3. Public Hearing to consider the following:

1) An application from Frederick and Lynda Gruber for Current Use
Assessment Open Space - Timberland on a 5-acre parcel located on Hoskin Hill
Lane SE, south of Sedgwick Road SE in South Kitsap County.

Karanne Gonzalez noted that the Grubers had been before the Planning Commission on
another similar application for 10 acres northeast of this site. She said that this was a 5-acre
parcel which had been thinned. She said it now contained an uneven stand of mixed timber.
Further, she said, there is a Timber Management Plan for the site, which addresses a design for
sustainable long-term timber production, with brush and weed control, replanting and general
harvest goals. In conclusion, she reported that this application meets all of the requirements of
Timberland Open Space and staff recommended approval of this application.

Nobi Kawasaki said that in his notes, there was a stream on this site, which has not been
addressed.
Karanne Gonzalez asked if he viewed this on the vicinity map?

Nobi Kawasaki said yes.

Karanne Gonzalez said she has thoroughly walked this property and there is no stream on the site, so she was uncertain where that information came from.

No further discussion being heard, a Motion was made by William Matchett and seconded by Val Torrens that the Planning Commission approves the application of Frederick and Lynda Gruber for Current Use Assessment - Timberland Open Space. Vote: Aye: 7; Nay: 0. Motion carried.

2) The application of Tom Garafalo for Current Use Assessment - Timberland on 3 parcels totaling 20 acres, with 2 acres reserved for private residences. The site is located at 15630 and 14665 Fairview Lake Road SW, near the Pierce/Kitsap County line in South Kitsap County.

Karanne Gonzalez noted that Mr. Garafalo was present. She explained that the owner had requested that 2 acres be exempt from this designation for the home, barn and outbuildings, leaving 18 acres eligible for the Timberland classification. She said that there has been a Timber Management Plan prepared for the site for the management of long-term timber production, brush and weed control, replanting and general harvest goals. She reported that the westerly ten acres was primarily forested with Douglas Fir.

Nobi Kawasaki asked if the northwest 5 acres were presently forested?

Tom Garafalo said there were clumps of trees with open meadow areas. He said he would be filling in those areas with Douglas Fir.

Karanne Gonzalez said that staff was recommending approval of this application.

No further discussion being heard, a Motion was made by Deborah Flynn and seconded by Val Torrens that the Planning Commission approves the application of Tom Garafalo for Current Use Assessment - Open Space. Vote: Aye: 7; Nay: 0. Motion carried.

3) The application of George and Pauline McKee for Current Use Assessment - Open Space on 6.95 acres of a 7.95-acre parcel located at 10778 Olalla Valley Road SE, north of Hovgaard Road in South Kitsap County.

Karanne Gonzalez said that this parcel is currently in Timberland Open Space. She explained that the owners tried to forest the site but it did not work out and the trees died because the soil was too wet. She said they are now changing the site to Open Space. She
said that there is a substantial buffer on the property, which covers about 2 acres. She
explained that they qualify for Primary Stream Buffer, which is an additional 50 feet, to
allow for special plants and animals and this stream is designated for salmon protection.
She reported that the McKees were planning to cross fence the site for animals later on and
they will need to brush out a trail for access to the back of the site. She explained that the
McKee property tax will increase about 25% from what they are paying now under the
Timberland classification, but they will not have to pay any back taxes.

John Ahl asked if there was a new house on the site because the tax statement does not list a
dwelling?

Karanne Gonzalez said that the owners receive a senior citizen exemption for the property
taxes. She said that in the 6-year summary, the taxes on the land would be $1300 instead
of $0. She reported that the County initiated this application when the Assessor found that
the trees were not growing on the site. She said there are hydric soils in that area, which
make it difficult for Douglas Firs to grow.

No further discussion being heard, a Motion was made by John Ahl and
seconded by Val Torrens that the Planning Commission approves the
application of George and Pauline McKee for Current Use Assessment –
Open Space. Vote: Aye: 7; Nay: 0. Motion carried.

4) The application of David Hagfors for Current Use Assessment – Open
Space Timberland on 17 acres of a 19.30-acre parcel located at 1200 Kitsap Lake
Road, at the southwest corner of Kitsap Lake in Bremerton.

Karanne Gonzalez said that this was a transfer parcel from Designated Timberland to
Timberland Open Space, noting that this site is very close to the Port Blakely project, near
one of the proposed accesses. She said they no longer qualify for the former designation
because the site will be less than 20 acres, with the removal of the proposed building site.
She said the property has been replanted and the owners hope to exempt 2.3 acres, with
timber production for the rest of the property. She reported that the road to the site along the
east property boundary is rather steep, while the upland is fairly level. She said a Timber
Management Plan has been prepared for long-term timber production.

Linda Rowe asked if this was approved, were there any consequences to the development of
the Port Blakely site if that proposed access was approved?
Karanne Gonzalez said no, these open space classifications always have a provision for allowing roadways through a site.

Deborah Flynn asked if the scotch broom would be chemically controlled?

Karanne Gonzalez said that generally, they do not spray scotch broom; eventually the fir trees will grow over it. She noted that in order to use chemical sprays it would require a permit from the Department of Natural Resources.

Nobi Kawasaki said that when there are slopes on property near an area of water, there were more buffering requirements.

Karanne Gonzalez agreed, noting that the regulations are quite strict near streams.

No further discussion being heard, a Motion was made by Deborah Flynn and seconded by Val Torrens that the Planning Commission approves the application of David Hagfors for Current Use Assessment-Timberland Open Space. Vote: Aye: 7; Nay: 0. Motion carried.

Work Plan Discussion.

Karanne Gonzalez and the Planning Commission members discussed whether these applications for Open Space and Timberland could be handled administratively. She said that applications for Open Space General must be determined by a public hearing process before the Planning Commission. With the Forestry application, she continued, if the application meets the required criteria, there should be a provision for a staff recommendation. She said she was discussing this issue with Cassandra Noble of the Prosecutors Office and then she will get a determination from the Board of Commissioners.

John Ahl said that that it would save a lot of time if the Planning Commission did not have this go through these applications.

Karanne Gonzalez agreed and said that she has only recommended denial on 1 application in the past 10 years.

The Planning Commission then discussed having a member sit on the Kingston Steering Committee.

Deborah Flynn volunteered to sit on the Kingston Steering Committee.
The Planning Commission discussed having some members regularly attend the Countywide Planning Policies Committee meetings.

John Ahl, Val Torrens and Nobi Kawasaki in tandem, will serve on this committee.

Each of the members received a copy of the Rural Land Use Community Meetings packet, dated March, 2000.

Following a brief discussion, the Planning Commission members chose not to hold a meeting on this first Tuesday in July (4th) or August (1st), unless necessary.

- Work Study presentation – Transportation Concurrency.

Scott Murphy, of the Kitsap County Public Works Department explained that concurrency was a requirement of the GMA. He said that this states that the County has facilities to maintain roadways concurrent with any development proposed in the County. He said that before development, the applicant must submit an application for the project, which is studied for concurrency. He used an example of the “Staples” and “Walgreens” project in South Kitsap. He said that with the addition of this project, that section along Bethel Road will reach the maximum traffic capacity within 6 years.

Nobi Kawasaki asked if there had been a study in this County where it was determined that there would not be enough capacity for a development and the project was denied?

Scott Murphy said that this has not happened to date, but there is a possibility of that with the proposed NW Corporate Campus near McCormick Woods. He said that the size of the development proposed appears too large for those roads to handle. Additionally, at the proposed Port Blakely project, the roads that the proponent was addressing were not capable of handling the increased traffic at this time.

John Ahl asked how this modeling worked in layman’s terms?

Scott Murphy said there are 265 traffic analysis zones in this County. He said that there is a certain relationship with these zones based on the housing and the employment in each of these areas. He said that they work with a lot of statistical data. He reported that a large center would attract trips from further away. He said that the numbers come from actual measurement; they run the model from that and then they project concurrency from those calibrated numbers. He said that under the Concurrency Ordinance, single-family residences are entered but not used.
individually to make the County’s determination. He said that all single-family residences are entered into the model to be used for a total of the trip calculations.

John Ahl said in looking at the numbers they appear to be the same.

Scott Murphy said that that was for the directions of the trips. He reported that 25 to 30 commercial applications compared to 500 to 1000 applications for single-family residences are reviewed per year. He said that the approval certification is valid for 5 years.

Deborah Flynn asked if there was money available for the County to bring the road up to standard if the traffic was exceeded by a development?

Scott Murphy said that traffic impact fees for development are being considered for this County. He said that staff is looking at the projected cost and then they will assign a specific fee for that type of development, to pay for the upgrade of the roads. He said that prior to the end of this year there will need to be an updated element to the County’s Transportation Program because of Washington State House Bill 1427.

Deborah Flynn asked if transportation concurrency included the ferry system as well?

Scott Murphy said yes, Washington State Ferries would be included.

Val Torrens said that the state highways directly affect our ability to get around in this County.

Scott Murphy agreed and said that they use the actual counts on the roadways, which include the state highways, but they have no authority over the state.

Nobi Kawasaki said that transportation concurrency was a new concept in this County.

Scott Murphy said that one of the problems was that much of the information that staff uses for the modeling is received from the Census, which only comes out once every 10 years.

Deborah Flynn said that this House Bill addresses state roads as well as county and asked if there was an interlocal agreement between the state and the county for this process?
Scott Murphy said there would be a study done at the intersection of Hwy 303 and Waaga Way for concurrency.

No further discussion being heard, Nobi Kawasaki adjourned the meeting at 10:25 a.m.

DOCUMENTS DISCUSSED AT MEETING:

<table>
<thead>
<tr>
<th>Document No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Planning Commission Agenda, May 23, 2000;</td>
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<tr>
<td>B.</td>
<td>Staff Report for Frederick &amp; Lynda Gruber, dated May 17, 2000;</td>
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<tr>
<td>C.</td>
<td>Staff Report for Tom Garafalo, dated May 17, 2000;</td>
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<td>D.</td>
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MINUTES approved the ______ day of _____________, 2000.

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Nobi Kawasaki, Chair

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Karen Halbeck, Secretary