MINUTES

KITSAP COUNTY PLANNING COMMISSION

September 5, 2000

The Planning Commission met on the above-stated date at the Silverdale Community Center, Poplar Room (A-Frame) 9729 Silverdale Way, Silverdale, Washington. Present were: Nobi Kawasaki Chair, Val Torrens, Gwendolyn Shepherd, William Matchett, Richard McConaughy. Not Present: Linda Rowe, Laura King, John Ahl and Deborah Flynn. Staff Present: Karanne Gonzalez and Karen Halbeck, Secretary. Guests: Vivian Henderson of the Kitsap County Association of Realtors and Bryan Wahl of the Washington Association of REALTORS.

9:00 A.M.

Meeting Called to Order - Introductions.

9:05 A.M.


Chair Nobi Kawasaki announced that the vote on the Minutes would be postponed until the arrival of Richard McConaughy. He said that at the present time there were only 4 Planning Commission members present, and in order to make a quorum they needed 5 members.

9:10 A.M.

➢ The application for conversion from Farm/Agricultural Land to **Current Use Assessment-Open Space Timberland** for Stanley and Mary Jones on approximately 10 acres of two parcels totaling 30.14 acres. The parcels are located between Long Lake Road SE and Lakeview Drive SE, east of Hwy 16 in South Kitsap County. A Timber Management Plan has been prepared for the site. 2) The application of Glen & Thelma Hemerick for **Current Use Assessment - Open Space** on 2 parcels totaling 6.5 acres, with one acre reserved for the home site. The property is located at 15871 Peacock Hill Road in the Olalla area of South Kitsap County. 3) The application of James Wozleck for **Current Use Assessment - Open Space** on 5.11 acres of a 10.11-acre parcel with 1 acre reserved for the home site. The property is located at the intersection of Kimble Road E. and E. Beaver Creek Road in South Kitsap County. 4) The application of James L. Wozleck for **Current Use Assessment - Open Space Timberland** on 5 acres of a 10.11-acre parcel located at 6447 E. Beaver Creek Road, in South Kitsap County. A
Timber Management Plan has been prepared for the site. 5) The application for Marie DeGroot for Current Use Assessment - Open Space for a 12.81-acre site located at 9151 Tracyton Blvd NW, between Tracyton Blvd and the shoreline, near Bremerton in Central Kitsap County. 6) The application for conversion of Farmland to Current Use Assessment - Open Space Timberland for Elmer and Mary Lou Salter on 2 parcels totaling 6.98 acres located at the intersection of Lake Helena Road and Sunflower Place SW in South Kitsap County. A Forest Management Plan has been prepared for the site. 7) The application of Ethel L. Kingston for conversion from Farm/Agricultural Land to Current Use Assessment - Open Space on a 25-acre parcel, with 1 acre reserved for the home site. The site is located at 10374 Olalla Valley Road SE in South Kitsap County.

Chair Kawasaki explained that the Planning Commission was expecting Richard McConaughy to arrive at the meeting at about 10:30, which will make a quorum, which they also needed to vote on each of the Open Space Applications. He said they would postpone the testimony on these applications until he arrives.

Presentation by the State of Washington and the Kitsap County Association of Realtors regarding Affordable Homes.

Vivian Henderson of the Kitsap County Association of Realtors introduced Bryan Wahl of the State Association of Realtors to the Planning Commission.

Bryan Wahl showed a PowerPoint presentation to the members. He said that this presentation was designed for use by Planning Commissions and other government agencies in order to build a better community. Items addressed in the presentation were: Preservation of the environment to sustain the quality of life; quality growth brings additional jobs and a larger tax base. Many communities overreach by enacting a moratorium, which increases the housing costs. Economic growth drives housing costs. Many communities lack affordable housing - needs a balance between jobs and housing. Home ownership builds equity; tax advantages. Increased housing inventory = lower prices. Lack of land and infrastructure limits growth. Development regulations need to be clear. Planning Commissions and Boards of Commissioners need to have proper training. Conclusion: Provide infrastructure, streamline the permitting process, ensure certainty, and reduce permit fees. Success of this program will depend on whether realtors are invited to give their opinions on land-use issues.

Bryan Wahl said that the PowerPoint presentation gave only the highlights. He said that he has been working with different groups in this state. Further, he said, to ensure the counties are building better communities, they need to design programs so that the Department of Community Trade and Economic Development (CTED), 1000 Friends of Washington, the Chambers of Commerce and so forth can work together and move forward. He said that in the fall of 1999, the Washington
Association of Realtors presented a conference where they discussed: 1) Regional Policy and Planning; 2) Local Policy and Planning; 3) Public Perceptions and Politics; 4) Permit Process Changes; and 5) Land Use Code Changes. He said that the Growth Management Act required each county to plan for the population growth over a 20-year span, adding that they need to include a breakdown of the housing units necessary for that population growth. He said at the State level they supported programs that located housing for those who cannot afford homes at the market rate.

Nobi Kawasaki said that this presentation came at a very appropriate time because the Planning Commission is beginning to get information on various elements of the County’s Comprehensive Plan which included the housing element. He said that the members would like to further discuss this issue at a later date.

Val Torrens said that the brochure that Mr. Wahl provided was great. However, she continued, when you make amendments to the Comprehensive Plan the information needs to be more specific. Her frustration was that Kitsap County needs affordable housing, but how do we get there? She felt that there was a stock of housing that could be updated with an urban renewal project and made into affordable housing, especially some of the homes in the West Bremerton area. She said she would like to see more redevelopment.

Bryan Wahl agreed, and explained that there should be a model ordinance created in this County. He suggested that he could be an intercessor between the Board of Commissioners and the community to work through these issues and develop policies for Kitsap County. He said that every community is different and unique and that must be recognized.

Nobi Kawasaki said that he did not know what the proper forum would be for this type of project. He said that there were differing points of view when the housing element of the Comprehensive Plan was designed. He felt that in Kitsap County there was not the type of home building that should occur in the Urban Growth Areas.

Dick Brown, a Realtor from South Kitsap, said that the community had held forums to discuss this issue, but the participants became polarized and could not decide what size parcel was considered “rural”.

Nobi Kawasaki felt that the Planning Commission should talk to the Board of Commissioners to set the policies – this should not be left to the 11th hour until it was time to make amendments to the County’s Comprehensive Plan. He felt that the Planning Commission needed to know the community’s concerns.
Dick Brown said that when two of the current County Commissioners ran for office, four years ago, they promised to make affordable housing a priority, and that issue has still not been resolved.

Bryan Wahl said that the Board of Commissioners need to determine what will provide growth in the urban areas and then provide incentives or remove the barriers to providing affordable housing.

Vivian Henderson said that this process sounds easy, but it is not – people must be given choices for where they want to live. She said that the rural Planned Unit Development process has been lost, which she felt was a planning tool to provide affordable housing, open space and infrastructure. She said that the Realtors support the choice to protect rural areas as well as provide affordable housing. She said that the building permit process in this County is horrible. She reported that most people do not want to own 5 acres, but rather have ½ to ¼ acre parcels to take care of.

Dick Brown said that before an ordinance was passed the county needed to determine whether it was economically feasible. He then provided examples of the costs to develop a large parcel, which included water, sewer, etc. He expressed that those vacant lots in Manchester must be saved for development. He said that Kitsap County is the only area that is not growing; contractors are leaving Kitsap to work in other counties, so it costs more to bring a contractor into this County to build.

Bryan Wahl said that the County as a whole needed to come to an agreement regarding such economic issues as: What will sell in the community? What size building lots are preferred? What will the housing market bear? Then, he continued, plan from that base, focus on the areas that the community can agree on and move forward.

Nobi Kawasaki said he would like to discuss these ideas with the Board of Commissioners. He felt that the Planning Commission should start early on this issue. He then thanked the Associations of Realtors for making this presentation to the Planning Commission.

Dick Brown reported that 60% of the housing in Bremerton was used for rentals. He said that the City of Bremerton has received grant money for rehabilitation loans. He suggested that the County hold a housing conference, where representatives can bring forth their ideas to the Planning Commission. He felt that the Rural Roundtable did not work because no decision was required of the participants.

Richard McConaughy arrived at the meeting at 10:15 a.m.
A Motion was made by Val Torrens and seconded by Richard McConaughy that the Planning Commission approves the Minutes of June 27, 2000. Vote:
Aye: 3; Nay: 0; Abstain: 2 (Matchett and Shepherd not present at hearing.)

1) The application for conversion from Farm/Agricultural Land to Current Use Assessment-Open Space Timberland for Stanley and Mary Jones on approximately 10 acres of two parcels totaling 30.14 acres. The parcels are located between Long Lake Road SE and Lakeview Drive SE, east of Hwy 16 in South Kitsap County. A Timber Management Plan has been prepared for the site.

Karanne Gonzalez said that this application was for Open Space Timberland and handed out pictures of Jones' site. She said that this was a transfer application, from a Farm and Agricultural designation. She reported that Mr. Jones has managed the site by removing the blow-downs. Further, she said, the site contains gently rolling topography and one stand on the property has 80 to 100 year-old Douglas Fir with some Western Red Cedar scattered throughout. She said that there was a Timber Management Plan for the site, which addresses age and stand conditions and the owners' objective for harvesting the two stands of timber.

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 Stanley and Mary Jones for a transfer application to Current Use Assessment Open Space - Timberland, subject to the conditions outlined in the staff report dated August 29, 2000. Vote: Aye: 5; Nay: 0. Motion carried.

2) The application of Glen & Thelma Hemerick for Current Use Assessment - Open Space on 2 parcels totaling 6.5 acres, with one acre reserved for the home site. The property is located at 15871 Peacock Hill Road in the Olalla area of South Kitsap County.

Karanne Gonzalez said that this property was zoned Rural Residential – 1 dwelling unit per 5 acres with one acre exempt from the classification for the home site. She reported that this property consisted of lots “B” and “C” of Short Plat No. 3169, noting that the Hemericks will be giving up the use of one lot in the short plat because of this classification. She reported that when she recently toured the site it was still very wet and swampy and not suitable for any public access. She said there are wetlands, ponds and streams on the site, which could be damaged by the public access. She said that the staff was recommending approval of this application, subject to the conditions outlined in the staff report.

William Matchett asked if this application included the vacant house?
Karanne Gonzalez said no, that house was on another parcel. She said that there are no clear trails through the property, even though the neighboring children are allowed on the property. She then read the Public Benefit Qualifications into the record.

**HIGH PRIORITY RESOURCES**

- Significant Wildlife Habitats
- Farm and agricultural conservation land

**LOW PRIORITY RESOURCE**

- Preservation of visual quality

No further discussion being heard, a Motion was made by Richard McConaughy and seconded by Val Torrens that the Planning Commission approves the application of Glen and Thelma Hemerick for Current Use Assessment - Open Space subject to the 12 conditions outlined in the staff reported dated August 29, 2000. Vote” Aye: 5; Nay: 0. Motion carried.

3) The application of James Wozleck for Current Use Assessment - Open Space on 5.11 acres of a 10.11-acre parcel with 1 acre reserved for the home site. The property is located at the intersection of Kimble Road E. and E. Beaver Creek Road in South Kitsap County. 4) The application of James L. Wozleck for Current Use Assessment - Open Space Timberland on 5 acres of a 10.11-acre parcel located at 6447 E. Beaver Creek Road, in South Kitsap County. A Timber Management Plan has been prepared for the site.

Nobi Kawasaki noted for the record that he has known James Wozleck for many years. He asked if anyone was opposed to having him sit on the Planning Commission for this application?

No comments from the Planning Commission members or the audience.

Karanne Gonzalez showed maps and pictures of the site to the Planning Commission members. She made it clear that Mr. Wozleck had two separate applications, one for Current Use Assessment-Open Space and one for Current Use Assessment Open Space Timberland, but they were side-by-side, so it was much easier to explain by combining the reports together. She said that Mr. Wozleck has a Timber Management Plan prepared for this property that would be going into Open Space Timberland and he would be planting Incense Cedar trees on that site. She said that the entire parcel has been a working farm for three generations; there are barns, a milk house and an orchard on the site. She said that he provides an area
for the children to go snow sledding during the winter, but there will be no public access to the site. She said that the staff had recommended approval of both applications. Eligibility for Open Space is based upon the following Public Benefit Qualifications:

**HIGH PRIORITY RESOURCES**

- Significant wildlife habitats
- Farm and Agricultural conservation land

**LOW PRIORITY RESOURCE**

- Preservation of visual quality

Val Torrens asked what was a Waterman farm?

James Wozleck explained that Waterman was the name of the community where this farm was located.

Karanne Gonzalez said that Mr. Wozleck’s goal was to maintain the property and keep it as a family farm for as long as possible.

Nobi Kawasaki asked Mr. Wozleck how far his farm was from Beaver Creek?

James Wozleck said that Beaver Creek was about 300 feet from the southwest corner of the property.

Nobi Kawasaki asked if the residence would be excluded from this classification?

Karanne Gonzalez said that one acre, which included the home site, would be excluded from this classification.

James Wozleck then explained the difference between Incense Cedar and Western Red Cedar.

No further discussion being heard, a Motion was made by Val Torrens and seconded by William Matchett that the Planning Commission approves the application of James Wozleck for Current Use Assessment- Open Space on 5.11 acres of a 10.11 acre parcel, subject to the conditions outlined in the staff report dated August 29, 2000. Vote: Aye: 5; Nay: 0. Motion carried.
No further discussion being heard, a Motion was made by Val Torrens and seconded by William Matchett that the Planning Commission approves the application of James Wozleck for Current Use Assessment - Open Space Timberland on 5 acres of a 10.11 acre site subject to the conditions outlined in the staff report dated August 29, 2000. Vote: Aye: 5; Nay: 0. Motion carried.

5) The application for Marie DeGroot for Current Use Assessment - Open Space for a 12.81-acre site located at 9151 Tracyton Blvd NW, between Tracyton Blvd and the shoreline, near Bremerton in Central Kitsap County.

Karanne Gonzalez said that this application is on hold at this time. She reported that when she went to view the property, she found that it was being rented and there was a horse and hot wire on the site. She said she has asked the owner for a farm management plan for this property.

6) The application for conversion of Farm/Agricultural Land to Current Use Assessment - Open Space Timberland for Elmer and Mary Lou Salter on 2 parcels totaling 6.98 acres located at the intersection of Lake Helena Road and Sunflower Place SW in South Kitsap County. A Forest Management Plan has been prepared for the site.

Karanne Gonzalez said that this was another transfer application from a Christmas tree farm to Open Space Timberland. She said that Mr. Salter was deceased and it has become increasingly difficult to maintain the Christmas tree farm, because it was so labor intensive. She then showed pictures of the site to the Planning Commission members, noting that most of the trees have become too large to market. She said that under Timberland Open Space a Christmas tree farm would be an acceptable use.

William Matchett said that with these trees, he thought that there could be a Timberland classification.

Karanne Gonzalez said that this was a beautiful site and John Kingsbery did the Forest Management Plan for the property.

No further discussion being heard, a Motion was made by Gwendolyn Shepherd and seconded by Val Torrens that the Planning Commission approves the application of Mary Lou Salter for Current Use Assessment - Open Space Timberland subject to the conditions outlined in the staff report dated August 29, 2000. Vote: Aye: 5; Nay: 0. Motion carried.
7) The application of Ethel L. Kingston for conversion from Farm/Agricultural Land to Current Use Assessment - Open Space on a 25-acre parcel, with 1 acre reserved for the home site. The site is located at 10374 Olalla Valley Road SE in South Kitsap County.

Karanne González showed pictures of the site and explained that this was a 25-acre parcel located in the Olalla Valley. She said it was not managed as a farm at this time, however the site is fully fenced, so it could be easily converted to a working farm. She said there was a 100 to 200 foot vegetation buffer along the creek. She said that if horses or cattle were brought in a farm plan would be necessary. She said there would be public access available to the property. She said this was about 1-½ miles from the Olalla Elementary School. Further, she said, eligibility is based on the following Public Benefit Qualifications:

**HIGH PRIORITY RESOURCES**

- Fish-Rearing Habitat-Ponds and Primary Stream Buffers
- Special Animals and Plants
- Farm and Agricultural conservation land

No further discussion being heard, a Motion was made by Val Torrens and seconded by Gwendolyn Shepherd that the Planning Commission approves the application of Ethel L. Kingston for Current Use Assessment - Open Space subject to the conditions outlined in the staff report dated August 29, 2000.

Vote: Aye: 5; Nay: 0. Motion carried.

- Work Plan Discussion.

Richard McConaughy said that he has attended some of the recent Open Space Parks and Greenways Committee (OSPAG) meetings. At the last meeting, he continued, there was a presentation made by a representative from the Rhododendron Species Association, which is located in south Seattle. He explained that that Association was looking for land that had access to water (about 100 acres) for plant breeding and so forth. He reported that Rick Fackler is the co-author of this program. He said they are discussing a planning process for Anderson Landing, which is an environmentally sensitive area. He said another area of discussion, as part of a 2-year planning process, was the Hwy 303 Corridor, which extended from the Puget Sound Naval Shipyard to Silverdale.

At the next Planning Commission meeting on September 26, 2000, the members would like an update on the Manchester Community Plan; the Environmental Species Act and the Shorelines issues, so the Planning Commission will know at what point they will become involved.
Meeting adjourned at 11:10 a.m.

**DOCUMENTS DISCUSSED AT MEETING**

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Planning Commission Agenda dated September 5, 2000</td>
</tr>
<tr>
<td>B.</td>
<td>Providing Housing Opportunities, Recommended Action to Provide Housing Opportunities from the Wash. Asso. of REALTORS (undated)</td>
</tr>
<tr>
<td>C.</td>
<td>Recommendations of the Housing Solutions Conference, October/November 1999</td>
</tr>
<tr>
<td>D.</td>
<td>Staff Report for Stanley and Mary Jones, dated August 29, 2000</td>
</tr>
<tr>
<td>E.</td>
<td>Staff Report for Glen &amp; Thelma Hemerick, dated August 29, 2000</td>
</tr>
<tr>
<td>F.</td>
<td>Staff Report for James W ozleck Open Space, dated August 29, 2000</td>
</tr>
<tr>
<td>G.</td>
<td>Staff Report for James W ozleck O.S. Timberland dated August 29, 2000</td>
</tr>
<tr>
<td>H.</td>
<td>Staff Report for Mary Lou Salter, dated August 29, 2000</td>
</tr>
<tr>
<td>I.</td>
<td>Staff Report for Ethel L. Kingston, dated August 29, 2000</td>
</tr>
</tbody>
</table>

MINUTES approved this ________ day of _______________, 2000.

_______________________________  
Nobi Kawasaki, Chair

_______________________________  
Karen Halbeck, Secretary