
9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

➢ Public Hearing to consider the following applications:

1) An application for **Current Use Assessment Open Space** filed by **Mary W. Barton** on approximately 5.42 acres with one acre exempt from the classification for a home site. The parcel is located at 18898 Starwood Lane NW, Seabeck, Washington, east of Hintzville Road NW in Central Kitsap.

Karanne Gonzalez showed the members pictures of the site and said that one acre would be exempt from this classification for the home site. She said that the property outside the building site is wooded with dense understory, gently sloping to a Category III wetland pond. Further, she said, a natural vegetation buffer of more than 100 feet has been maintained along the wetland. She reported that the landowners’ goal was to maintain the property in its natural state and provide wildlife habitat as well as environmental educational opportunities by appointment and permission only. She said this would be a 60% reduction in the land value from the Assessor. She explained that the land was eligible for Open Space classification under the following qualification criteria set down by the State of Washington Open Space Act:

**High Priority Resources**

- Wetlands, Ponds and Streams
- Significant Wildlife Habitats
No further discussion being heard, a Motion was made by Val Torrens and seconded by Richard McConaughy that the Planning Commission approves the application of Mary W. Barton for Current Use Assessment Open Space on approximately 5.42 acres with one acre exempt from the classification for the home site; on property located at 18898 Starwood Lane NW, Seabeck Washington. Vote: Aye: 5; Nay: 0. (Shepherd not present at this time.) Motion carried unanimously.

2) An application for Current Use Assessment Open Space filed by Avilynn Pwyll and Lynne Barrett on a 5-acre parcel with one acre exempt from the classification for a home site. The parcel is located at 4573 Kid Haven Lane, Bremerton Washington, east of NW Holly Road in Central Kitsap.

Karanne Gonzalez noted that this parcel is very long, 200 feet by 1214 feet and was zoned rural residential. She reported that most of the property is steep, sloping to Big Beef Creek which is a Type 2 stream. She explained that in order for this to be classified as Open Space, it would require that there be no logging of the site. She said that this parcel was also densely wooded and it will be maintained in a natural state with public access to the site. She said that Big Beef Creek has fish rearing habitat with listed salmon and also a protected watershed. She reported that the primary buffer is 25 feet and secondary is the next 50 feet beyond that. She said that additionally, there are buffers in excess of 100 feet from the Creek.

John Ahl asked if the properties on either side of this site contained a similar topography?

Karanne Gonzalez said that most of the other properties along Kid Haven Lane are cleared right up to the stream; the adjacent parcels have more clearing than the applicants have done to this site. She then explained that this site was eligible for Open Space classification under the following criteria provided by the State Open Space Act:

**High Priority Resources**
- Fish-Rearing Habitat Ponds
- Primary Stream Buffers
- Special Animals and Plants
- Watershed

**Medium Priority Resources**
- Secondary Stream Buffers
Low Priority Resources

Steep Slopes

Linda Rowe noted that the access to the property was by appointment only. She questioned how the public would know who to contact to make an appointment to view this site and whether a list of Open Space properties was available to the schools?

Karanne Gonzalez said that all of the approved Open Space parcels have been listed in a spreadsheet for the Assessor; a requirement of approval specified the applicant post a sign on the property, which stated that this was an Open Space parcel.

Val Torrens said that getting this information out to the public to make them aware of these parcels has been a long-standing issue between County departments.

Karanne Gonzalez said that she would like to have these Open Space parcels mapped and located on the website, but that has not happened at this time.

Linda Rowe felt that it was important to have a master list of Open Space properties that could be provided to the schools, for example.

Lary Coppola asked if this information could be required as part of the Open Space application?

Val Torrens felt that a lot of people do not want a sign on their property with their name and phone number on it.

Linda Rowe said that it should be as simple as having the Assessor pull up the names and addresses of the Open Space properties from their computers.

Karanne Gonzalez said that with the County’s requirements for signage, it is expensive to do the signs.

John Ahl said that instead of a sign, provide a list of available Open Space properties on the County’s website.

Val Torrens said that there has always been an issue between the Assessor and the Department of Community Development regarding responsibility for providing this information.

Karanne Gonzalez reiterated that there is a requirement on the Open Space application for signage.
No further discussion being heard, a Motion was made by Val Torrens and seconded by Lary Coppola that the Planning Commission approves the application of Avilynn Pwyll and Lynn Barrett for Current Use Assessment Open Space on a 5-acre parcel, with one acre exempt from the classification for a home site, on property located at 4573 Kid Haven Lane, Bremerton, Washington. Vote: Aye: 5; Nay: 0. (Shepherd not present at this time.) Motion carried unanimously.

The Planning Commission and Karanne Gonzalez continued to discuss how the location of these Open Space properties could be provided to the public.

John Ahl suggested that having the list of properties on the website should be a condition of approval.

Val Torrens felt that this would require the Board of Commissioners to work with the Assessor to get this information out to the public.

No further discussion being heard, a Motion was made by Linda Rowe and seconded by Lary Coppola that the Planning Commission recommends that the Board of County Commissioners make a policy that a list of properties designated Current Use Assessment - Open Space be made available to the public. Vote: Aye: 5; Nay: 0. (Shepherd not present at this time.) Motion carried unanimously.

Study Session to review the Countywide Planning Policies.

Robin Tyner said that this was a cursory review for the Planning Commission in order to assure that the members were aware of what is going on with the Policies and when it will come before them for a formal process. She said that Mary McClure of the Kitsap Regional Coordinating Council has been working with several groups to get the process to this point.

(9:35 a.m. Gwendolyn Shepherd arrived at meeting.)

John Ahl noted that this was a draft of the County-wide Planning Policies and the proposed changes were in the highlighted and cross-out portions of this document.

Robin Tyner said that the County needed to come into compliance with the Puget Sound Regional Council (PSRC) She said that this document has branched out into several areas and there would be additional issues added during the course of this year.
Mary McClure said that the PSRC has never “signed-off” on Kitsap’s County-wide Planning Policies and have been allowing the County to go forward under a good faith effort. She reported that these policies are now being finalized before the next funding process. She said that there were no transportation guidelines in the previous issues of the Policies. She reported that with some issues there were only minor changes expected, where other issues turned out to be very extensive.

John Ahl asked Mary McClure if, before the review of the Planning Policies, she could give the scope of the Kitsap Regional Coordinating Council (KRCC)?

Mary McClure said that the KRCC was established in 1991 per the requirements of the Growth Management Act. She said that these policies are the framework policies to guide comprehensive planning as part of the Revised Code of Washington (RCW). She reported that not every county has a coordinated council. She recounted that in the early 1990’s the Kitsap Regional Planning Council was formed as a neutral party for interjurisdictional disputes, which employed a staff of 3 or 4 until 1997. Following that time, she continued, it was decided that the Council should not be involved in planning issues and the name was changed to the Kitsap Regional Coordinating Council, whose policy board includes the four city mayors, the Board of County Commissioners and some council members and appointees from the Tribes, at their request. The KRCC is now a coordination board for public works, parks, open space and recreation. She said that the KRCC has also focused on legislative agenda for the cities and county during the last 18 months. She noted that last year there was a solid waste transfer station sited and in the early 1990’s a work release facility was sited as well. She said that the planning policies do not address facilities that people want. She said that the KRCC sponsors ongoing technical groups for transportation, public works, solid waste, parks and recreation and open space and as a revenue sharing group for the cities and the county.

Lary Coppola asked Mary McClure to give examples of facilities that people will compete for the siting of?

Mary McClure said that examples of those would be: an ice skating arena, the county-city administration building, the Poulsbo Olympic College campus and so forth, which is complicated because if they are desirable, which is opportunity driven, then how are they to be structured?

Lary Coppola asked if telecommunications facilities were being considered?

Mary McClure said yes, in transportation corridors telecommunications would be considered as well as within the common infrastructure standards. She then went on to review the nature of the changes to the Policies. She said that the Introduction was basically housekeeping to conform to reality. In Element A, she continued,
there is a new segment on a Buildable Lands process, which is the basis for a lot of other planning. She said that the Homebuilders Association’s comments were included in that section. She said on page 4, the entire letter from Martin Hayes related to methodology, which has not been included because the methodology has not been established at this time. In amending Urban Growth Areas (UGA), the comment from the Department of Community Development has been included in the Policies. She said that the wording that was double underlined was the most recent changes and has not been appraised by the KRCC Review Board. She reported that the cities wanted to include the discussion on the joint planning policies.

Robin Tyner said that that subarea planning has its own regulations attached to it, somewhat like a mini comprehensive plan. She said that this is a technical issue from the County’s perspective. She then outlined how the joint planning process has progressed, using the negotiations between the County and the City of Poulsbo as and example.

Mary McClure said the amendment to the UGA section has a few corrections, including section #3 forecasted population; there will be a process for this prepared by the KRCC by the end of September.

Richard McConaughy said that other than the comments from the Homebuilders Association, why was item 2k being deleted?

Mary McClure said that item 2k is being replaced by item 1g. She said that the section on the Boundary Review Board remains mostly the same and substantial revisions will occur in the second go around. She said that Item 5 and 6 are mostly housekeeping at this time. She said that there was discussion on KRCC’s role, which was addressed throughout this document. She said that the “Centers” section is all new to reflect the emerging metro centers. She said that this was a requirement of the PSRC; on the other hand transportation funding in the future will give points to those applications that reflect these Centers and attract growth in certain places, which are the goals of the GMA. She said that the PSRC has been very involved and Kitsap was the first of 4 counties that have done this process. She reported that in Rural Land Uses and Development Patterns there are no rural centers because a center is a magnet for growth, which rural areas are not and are infill areas instead.

Val Torrens asked if the comments from the PSRC and the State were included within the Centers section?

Mary McClure said that those comments involved having rural centers, which cannot happen; there cannot be rural centers but areas of more intensive rural development. She said that the Open Space, Resource Protection and Critical Areas
was a brand new section; where Contiguous and Orderly Development is all	housekeeping changes, adding that there will be some change coming in the future
relating to coordinating UGA planning for that section. She suggested that if the
Planning Commission had suggestions to please bring them forward. She noted that in
Public Capital Facilities there are some changes to clarify an inventory of needed capital
facilities as well as the siting process.

John Ahl said that this was a review board on a citizen committee, which required
information from qualified engineers, etc. and questioned as volunteers was their group
willing to do that?

Mary McClure said that the volunteers have done this before using engineering staffs
from some of the public agencies.

John Ahl said he was concerned about Martin Hayes comments about various costs.

Mary McClure said that a cost analysis was very important for this process. She then
explained that in the new section 3, Air Transportation Facilities, the FAA asked that
this section be added. She reported that there were 8 pages of detail in the
Transportation Section, which have been worked on for the last 18 months. She said
this contained references to telecommuting and so forth. She and Lary Coppola then
discussed the non-SOV modes of travel.

Lary Coppola felt that bicycle lanes were a boondoggle for the County taxpayers.

Mary McClure said that Affordable Housing has had many changes to it. She said that
Section 1a defines the various housing income rates, which was useful for applications
for federal funding, Sections 2 and beyond dealt with market rate housing. She said
the impact of the Centers housing was also included. She reported that some sections
were consolidated and there was now a discussion on rural self-help housing programs
as well as specifics on incentives for funding applications. She reported that the
Coordination of Planning Section would be changed with the end of revenue sharing.
She said in the Economic Development section there were new ideas included which
were suggestions by the Economic Development Council (EDC), planning directors and
the policy people; Martin Hayes’ proposal was included in the Fiscal Impact. She
explained that in the next phase, these draft Policies will be reviewed by the planning
directors, then the KRCC policy board, the County Planning Commission through a
public hearing and then on to the Board of County Commissioners to be adopted by an
ordinance amendment; then on to each of the cities for ratification (two-thirds of the
cities must ratify this document in order for it to be binding). She announced that this
has been a painstaking process with the County and the Cities to bring this
document to this point and she did not believe that any jurisdiction would have any serious contention with any section so that they would not ratify it.

John Ahl said that the Planning Commission would hold a public hearing on these policies in the future, but will there be another study session on this document?

Mary McClure said that there could be another study session on this before the public hearing if the members felt that it was necessary. However, she continued, it will go before the KRCC Review Board next week and then following their changes, be ready for the public hearing.

John Ahl asked the members if they would like another study session on this document? The general consensus from the Planning Commission was that another study session was unnecessary.

The Planning Commission took a short break.

Gwendolyn Shepherd left the meeting at 10:52 a.m.

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Study Session to consider the **County’s Comprehensive Plan Related Work Items Status Report** to determine which tasks/policies should be examined or reviewed as part of the **2001 Comprehensive Plan Amendment Process**.

Robin Tyner said that there would be on the resolution that opens the Comprehensive Plan process initially. Generally speaking, she continued, the County will be reviewing specific Comprehensive Plan or text changes. She noted that Deborah Flynn had a lot of policy changes and the Planning Commission needed to determine if these should be brought forward as a package from the Commission.

Val Torrens said that when she reviewed this list, she realized that she couldn’t pull all of the pieces together without using the actual Comprehensive Plan as a comparison, which she had not brought with her to this meeting. She suggested that the Planning Commission choose sections of the Comprehensive Plan and look at them as they interrelated to the Work Items and continue this meeting until a later date.

John Ahl said that during the last study session the Planning Commission members individually gave their items of importance.
Val Torrens noted the language changes that Deborah Flynn had suggested. She asked that staff provide a separate list of work plan items and Comprehensive Plan Amendments before the next meeting.

- Work Plan Discussion

John Ahl said that next Planning Commission meeting on March 6, 2001 would be a continuation of this Study Session to establish a list of Comprehensive Plan Amendments. He reminded the members to bring their Comprehensive Plans to the meeting for reference.

No further discussion being heard, Chair John Ahl recessed the meeting at 11:25 a.m.

ITEMS DISCUSSED AT STUDY SESSION

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Revised Planning Commission Agenda, February 27, 2001</td>
</tr>
<tr>
<td>B.</td>
<td>Draft Countywide Planning Policies, dated February 27, 2001</td>
</tr>
<tr>
<td>C.</td>
<td>Kitsap County Comprehensive Plan Related Work Items, 2000 Status Report dated 02/12/01.</td>
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MINUTES approved this ___________ day of ________________, 2001.

KITSAP COUNTY PLANNING COMMISSION

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John Ahl, Chair

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Karen Halbeck, Secretary