M I N U T E S
KITSAP COUNTY PLANNING COMMISSION
April 3, 2001


9:00 A.M.

A Motion was made by William Matchett and seconded by Lary Coppola that the Planning Commission approves the Minutes of February 6, 2001. Vote: Aye: 5; Nay: 0. Motion carried unanimously.

9:05 A.M.

- Study Session to review the initial Docket for the Comprehensive Plan Amendments with County staff, prior to opening the amendment process to the public.

Jason Rice said that that the Board of Commissioners was considering a resolution, which creates the timeline for the review process. He said that with the resolution the Board would adopt the initial docket of amendments. He reported that the Board of Commissioners has requested that the docket be further clarified. He questioned the members whether the 2 amendments from the Planning Commission were accurately represented?

John Ahl noted that the Planning Commission’s requests were outlined in the Minutes of February 6, 2001.

Jason Rice said that the Board of Commissioners has asked that staff remove the question marks in the general amendments section and provide further clarification why staff had added those question marks to the docket.

William Matchett asked where the other policy recommendations were located?

Jason Rice said that those were part of the 2001 Work Program and not in the initial Docket; he did not know how to include those textual-wise in the Docket. He said that staff was having difficulty determining which items should be amendments and
which should be listed as a Work Program item. He then explained that within Rural  
Resource Lands on page 3 of the Docket there was a question regarding Open Space  
Preservation. “**Shoreline Open Space Preservation.** Develop a program that  
explores opportunities for preserving undeveloped rural shorelines as open space.  
Mechanisms may include transfer of development capacity to upland areas. The  
program should address the issues identified in Policy RL-11. The process for  
developing the provisions should include public involvement and the participation of  
interested property owners and Tribes. Target Date: 1999.”

John Ahl asked staff to review the draft Docket, item by item, for the Planning  
Commission.

**General Amendments:**

Jason Rice said that the first change involved amending the planning period for  
population allocations from 1992-2012 to 1997-2017. He said that there would be a  
mapping change to take care of zoning the Banner Forest property from Rural  
Residential to a more appropriate land use designation.

Robert Alire asked if Banner Forest had been purchased as a park?

Jason Rice said yes, that was the plan. He then explained that the next mapping  
change was a joint planning overlay for the Illahee property, that the Port District just  
purchased, which should also be a park designation. He said that staff was also  
recommending removal of the Urban Study language from the Land Use Chapter.

Robert Alire suggested that amendment could be combined with the previous and later  
bullets, which address the Illahee property.

Jason Rice said they would remove the discussion related to Port Blakely, since the  
project was completed.

John Ahl asked if Port Blakely was part of the Urban Growth Area?

Jason Rice said yes and it may have been annexed. He then reported that in Part III  
the Figure Book, the Capital Facilities map and school facility maps should be  
completely updated.

Robert Alire noted that the Public Works was at a 50% staff level, which would make it  
difficult for them to assist in updating the maps at this time. He felt that this could be a  
very large task to do and may need to be postponed until a later amendment process.
Jason Rice noted in the Land Use Chapter – process for population allocation, staff would update the Comprehensive Plan to include the Kitsap Regional Coordinating Council’s (KRCC) process for population allocation.

John Ahl asked if the KRCC has a process for population allocation?

Robert Alire said that KRCC is working on the process now as well as the timeframe that they will use.

The Planning Commission and staff discussed whether the timeframe for population allocation would come about during this Comprehensive Plan amendment process.

Jason Rice said that there would be a mapping change for commercially designated lands. He then showed the members a copy of the Comprehensive Plan map and explained that there were 3 or 4 commercial zones. He said that if all the commercial land were designated in red, then the zoning for a particular site would be determined from the zoning map. He then reported that staff was including the refugia discussion in the Natural Systems chapter.

John Ahl asked why the refugia discussion should be included in the Comprehensive Plan?

Jason Rice said that was an additional study that has been completed.

John Ahl suggested that it be referenced in the Comprehensive Plan, so that the document does not get any more bulk.

Jason Rice asked if the Planning Commission felt that the subarea plans should be referenced as well?

John Ahl felt that the initial Comprehensive Plan document should be as clear as possible. He then asked what a burn ban area had to do with a Comprehensive Plan?

Jason Rice said that burn bans were outlined in the Comprehensive Plan on page 91 Natural Systems Section F – Air Quality.

Lary Coppola asked if the fire districts have determined where the burn ban areas were located, why should the County deal with this issue?

Robert Alire asked if the burn ban areas could be referenced as well?
Jason Rice said in the Natural Systems Section Chapter 4 Item #16, the third paragraph has been added. He said that the following language will be added together with the burn ban map: “On December 31, 2000, the Puget Sound Clean Air Agency (CAA) implemented a permanent burn ban in many areas of Kitsap County as required by Chapter 70.94 RCW and Chapter 173.425 WAC. . . The Kitsap County Solid Waste Division (SWD) contracts for the collection of yard debris at curbside and drop-box stations and provides our citizens alternatives to outdoor burning at a reasonable cost. The SWD also surveys chipping service providers and rental agencies to ensure that these services are available at a reasonable cost. In cooperation with the WSU Extension Service, the SWD offers free back yard composting classes and Master Composter training each year. Additionally, the SWD works with the private sector to ensure that recycling services are available for land-clearing debris and clean construction wood wastes. The Kitsap County Fire Marshal’s office coordinates the response and documentation of burn ban violations and complaints by the fire protection agencies. The CAA contracts for these services with each agency. Local agencies refer all enforcement actions to the CAA.”

Lary Coppola still felt it was unnecessary to include this in the Comprehensive Plan.

The Planning Commission and staff discussed whether burn ban information was actually a planning and development issue.

Robert Alire suggested that Sue Tanner of the County Prosecutors Office determine if this issue should be included in the Comprehensive Plan.

William Matchett said that not all laws and regulations are included in the Comprehensive Plan.

Jason Rice said that proposed amendments to the Open Space section of the Comprehensive Plan included the Land Use Elements, Open Space and Greenways; the Land Use Appendix – III Open Space Lands Inventory and the Open Space Plans, as an appendix to the Comprehensive Plan.

John Ahl asked if the Open Space maps should reflect all of the areas that have been approved for Current Use Assessment Open Space?

Jason Rice agreed and said he will add those to the map.

Specific Textual Amendments, Chapter 2:

John Ahl said on page 2 target dates, which have already passed, should be deleted. He asked if a new target date be established or should that target date be deleted altogether?
Robert Alire said that the Board of Commissioners brought up that same concern. He felt that the task needed to be prioritized and a target date established if it was doable.

Jason Rice said that target dates should be included as Work Plan Items for policy review.

William Matchett said that items with target dates should be part of the Work Program discussion.

Robert Alire said that 80% to 90% of the items under Specific Textual Amendments were just housekeeping measures. He asked if combining the light and heavy industrial zones into one map would be like combining the commercial categories that were discussed earlier?

Jason Rice said that was the plan, but he did not know if it will work the same way. He expressed that light industrial and heavy industrial will need to be depicted on the map or specifics on the two uses removed from the Comprehensive Plan to make it consistent.

Robert Alire said that the Board of Commissioners was interested in how to deal with industrial uses in the rural areas.

Jason Rice said that this issue was on the work program as well.

William Matchett asked for further clarification about Item #13 in the Land Use Section.

Jason Rice said that the Greenways Plan has not been adopted; only the Bicycle Facilities Plan. He explained that the Greenways Plan is now broken out into several different plans and staff will reflect those components in the Comprehensive Plan as each of them is adopted. He then explained that Chapter 3 Item 2 Shoreline Open Space Preservation addresses the transfer of development rights for the transfer of open space and the target date should be included in the work plan discussion.

John Ahl said that amendments would need to be made to the Shorelines section with the conclusion of the National Marine Fisheries Service determination on salmon issues.

Lary Coppola said that action on this issue should be postponed until the state and federal governments have reviewed this information that the County was
formulating, which may put Kitsap County into the following amendment process
unless a decision from the state comes forward in the next few months.

Robert Alire suggested that Jason Rice determine which items were just housekeeping
measures and the others should be included as Work Plan items.

William Matchett said at the hearing the public will be concerned that the target dates
on some of these items were being removed.

Jason Rice said that the Work Plan items could be included as an exhibit to the
Comprehensive Plan Docket.

Richard McConaughy asked if rewriting the policies for Sections NS 65 and NS 68
would be a large project?

Jason Rice read those Sections to the members: NS-65 “To protect fish and wildlife
habitat, the County should consider requiring vegetative buffers along streams, lakes,
ponds and marine shorelines. Larger or enhanced buffer areas may be required to
adequately protect priority fish and wildlife species.” NS-68 “Kitsap County will
work with local, state and federal agencies, area tribes and adjacent jurisdictions to
review county programs and regulations in order to develop recovery plans for
anadromous fish species proposed for listing under the Federal Endangered Species
Act.” He said that the County has interim measures in place, which should be included
in the Comprehensive Plan.

Richard McConaughy said that the full policy should be included in the docket with a
reference to the pending outcome of the NMFS decision.

John Ahl noted verbiage on Clean and Toxic Air and said that that the Plan was missing
pages 93 and 94.

Jason Rice said that all of the items that are in the errata sheet would be included in the
Comprehensive Plan.

Lary Coppola said in Item #5 Chapter 4, what was natural vegetative cover?

Jason Rice said that another term for this would be pre-site development growth.
The Planning Commission and staff discussed what would be considered as an
impervious surface such as: asphalt, concrete and gravel driveways.

Jason Rice noted that these issues would also be addressed as a result of the salmon
issues with NMFS.
Robert Alire said that staff will add a definition for impervious surfaces to the docket.

John Ahl said on page 4 Item #20, “The county should encourage the use of alternatives to wood as primary and secondary sources of heat in residential areas.” what does this imply?

Jason Rice said this was an amendment item from Public Works’ staff together with discussions from the Clear Air Agency.

John Ahl asked if the Economic Development Summit in Chapter 5 Section 2 could really come to fruition?

Lary Coppola said he would like the Economic Development Council made a “part of the loop” with the County.

John Ahl felt that Section G on page 108 of the Comprehensive Plan regarding Implementation Strategies and Programs, 1. Economic Development Summit should be eliminated. He felt that the Economic Development Council (EDC) should be included in the loop, but that section should be deleted or state that if the EDC put on a summit the County would support it.

Jason Rice said that policy ED-7 on page 104 of the Comprehensive Plan would address this issue.

Lary Coppola said he would like to revisit the housing section at a later meeting.

John Ahl felt that the docket was rather cursory; there are some substantive areas that needed to be addressed. He then suggested that staff review the Minutes of February 6, 2001 to make sure that the Planning Commission’s requests are included in the docket.

WORK PLAN DISCUSSION:

- Next Planning Commission meeting is on April 24, 2001 at the Silverdale Community Center A-Frame.
- Lary Coppola said he would not be present for the hearing on May 1, 2001.

No further discussion being heard, Chair Ahl adjourned the meeting at 10:30 a.m.
ITEMS DISCUSSED AT MEETING

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<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Kitsap County Planning Commission Agenda dated April 3, 2001;</td>
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<tr>
<td>B.</td>
<td>Resolution providing for review and possible amendment of the County Comprehensive Plan, undated;</td>
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<tr>
<td>C.</td>
<td>Attachment A—Comprehensive Plan Amendments Initial Docket, dated 03/12/01;</td>
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<tr>
<td>D.</td>
<td>Kitsap County Comprehensive Plan Ordinances/Amendments/Errata, last revised August 24, 1999</td>
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<td>•</td>
<td>Kitsap County Comprehensive Plan dated May 7, 1998.</td>
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MINUTES approved this ___________ day of ____________, 2001.

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John Ahl, Chair

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Karen Halbeck, Secretary