M I N U T E S

KITSAP COUNTY PLANNING COMMISSION

May 29, 2001


9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

A Motion was made by Richard McConaughy and seconded by John Ahl that the Planning Commission approves the Minutes of March 27, 2001. Vote: Aye: 2; Nay: 0; Abstain: 3 (King, Matchett and Nevins not present at hearing) (Coppola, Flynn and Gustavson not present at this time.)

A Motion was made by William Matchett and seconded by Laura King that the Planning Commission approves the Minutes of April 3, 2001. Vote: Aye: 2; Nay: 0; Abstain: 2 (Nevins and King not present at this hearing.) (Coppola, Flynn and Gustavson not present at this time.)

A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission approves the Minutes of April 24, 2001. Vote: Aye: 3; Nay: 0; Abstain: 2 (King and Nevins not present at this hearing.) (Coppola, Flynn and Gustavson not present at this time.)

9:10 A.M.

Public Hearing to consider the application of Bruce A. Craswell for Current Use Assessment – Open Space for an 8.30-acre site with one acre exempt from the classification for the home site. The property is Lot D of Short Plat No. 6019 and located at 26510 Big Valley Road NE, Poulsbo Washington, in North Kitsap County.
Karanne Gonzalez said that the Craswell's application was a transfer from Designated Forest Land to Open Space. She said that the property no longer qualifies for the Timberland designation because the site is in pasture and protected critical areas. She recounted that the family has built on 2 parcels and sold off one parcel. She said that they have always run a small farm on the upland portion of the property, and the Open Space designation will make this site more in line with the way the Craswells have historically been handling the property. She then showed pictures of the site to the members. She said that there was a total of 8.3 acres under two tax accounts, with 1 acre exempt from this designation for the home site. She reported that this property qualifies for the designation under several categories: Wetlands; ponds and streams; Significant Wildlife Habitats; Farm and Agricultural Conservation Land; Watersheds (Kinman Creek) and Steep Slopes. She reported that the Conservation District has met with the Craswells and she had been expecting comment from them before this hearing, but a farm plan has not been received on this property at this time.

Laura King asked what specifically needed to be included in a farm plan?

Karanne Gonzalez said some examples would be: the management of water runoff, composting, cross fencing, and limiting the amount of livestock. She said that there was a large Type 5 stream ravine on the property. She said that Type 5 is seasonal, Type 4 is year around and Type 3 can be fish or non-fish bearing and needed to be at least 24 inches wide. She reported that this stream was part of the Kinman Creek watershed.

(9:10 Deborah Flynn arrived at meeting.)

Karanne Gonzalez said that following the transfer from Forestland to Open Space there will be a 60% reduction in the property tax, however the Craswells will pay an additional 393 dollars, because of the change in status.

John Ahl asked what direction this Creek flowed?

Karanne Gonzalez showed a map of the Creek and said that Kinman Creek flows into Hood Canal.

John Ahl said that this was not one of the salmon bearing streams.

Tom Nevins asked how the stream was protected, if there were cattle on the site?

Karanne Gonzalez said there are only 2 cattle on the site; the stream is protected by the conditions of the short plat and the stream is behind the house and not directly within the pasture area.
Richard McConaughy asked if a traditional farm required that the owner earn an income from farming?

(Michael Gustavson arrived at 9:14 a.m.)

Karanne Gonzalez said that an income from a farm is not required for this classification. She said that this has been the Craswell’s farmstead for a number of years but the beef produced is just for the family.

John Ahl asked when the farm plan would be ready for this property?

Karanne Gonzalez said that the farm plan should be completed by the end of summer but the County will allow a year for the plan’s completion as part of the conditions for approval.

Deborah Flynn asked about the conditions of the short plat?

Karanne Gonzalez said that conditions of the Open Space designation would include the conditions of the short plat for this site. She said that there are about 4 acres in of the property used as pastureland. She reported that there are 2 lots that are put into this application.

(9:16 a.m. Lary Coppola arrived at the meeting.)

William Matchett said that having this property short platted implies that there could be another home constructed on the adjacent parcel in the future.

Karanne Gonzalez said that there are 2 separate accounts for the tax purposes, but they are used as one parcel.

Mike Gustavson asked if the property taxes would increase with this designation?

Karanne Gonzalez reiterated that there would be a 95% reduction in the property taxes within the Timberland program; where in comparison there would only be a 60% tax reduction in the tax benefit for the Open Space program.

John Ahl stated that the Craswells’ land no longer qualified as designated Timberland, however there would still be a tax benefit in the Open Space program at a lesser percentage.

Deborah Flynn asked if this designation would allow for farming as well as an open space classification?
Karanne Gonzalez said that this change came about in 1991; previous to that date the law did not allow for farming under the Open Space classification. She said this change was made in the Revised Code of Washington (RCW), so the County may require a farm management plan as a condition of approval.

No further discussion being heard, a Motion was made by Richard McConaughy and seconded by William Matchett that the Planning Commission approves the application of Bruce Craswell on property located at 26510 Big Valley Road NE, in North Kitsap County, for Current Use Assessment Open Space on an 8.30-acre site with 1 acre exempt from this classification for the home site. Vote: Aye: 8 Nay 0. Motion carried.

Public Hearing to consider the application of Janet Plemmons aka “The Manor Farm” for Current Use Assessment – Open Space on a 24.29 acre parcel with 1 acre exempt from the classification for the home site. At the applicant’s request, Kitsap Conservation District will prepare a Farm Management Plan for the property. The site is located at 26069 Big Valley Road NE, Poulsbo, Washington in North Kitsap County.

Karanne Gonzalez presented a picture of the site to the members. She said that the owner is working with the Conservation District for the farm plan on the site. She reported that this property qualified for Current Use Assessment – Open Space because it is a traditional farm with a bed and breakfast, with one acre exempt for the home site. She said that this property will be maintained as a working farm for flowers and produce for the bed and breakfast and the owner has been providing tours of the site with the grade school. She explained that there are some sheep on the property that belong to the neighbors. With the tax shift the applicant will have a tax increase of 1130 dollars.

William Matchett asked what the “H” shape was on picture of the parcel?

Janet Plemmons viewed the photo and said that was the portion of the fencing that was in the shadows.

Karanne Gonzalez said that this property also fronts along Kinman Creek. She explained that the Conservation District would be working with the owner for a Farm Management Plan and for the pond and fish passage on the Creek, which must be completed within one year of the approval of this application.

John Ahl asked if there were buffers on Kinman Creek?

Karanne Gonzalez said that there were at least 25-foot buffers along Kinman Creek, which met the minimum requirement by the County for Open Space.
Janet Plemmons said the pond is the westerly boundary of the property.

Deborah Flynn asked if the adjacent property was in the Open Space program?

Karanne Gonzalez said she was not aware that those properties were designated Open Space. She said that this property also fronts on Kinman Creek, which flows north and forks into the headwaters of Dogfish Creek flowing south, which is a salmon stream. She felt that the stream rating on the map was correct. She said that the channel on the stream further down is quite wide. She reported that this was a transfer application from agriculture to Open Space.

John Ahl asked if there could be a tickler placed on the 2 farm plans from Craswell and Plemmons to keep the Planning Commission informed when Karanne Gonzalez received these Plans.

Karanne Gonzalez said that the land is eligible for the open space classification under the following criteria from the State Open Space Act: Fish-rearing habitat ponds and primary stream buffers, Significant wildlife habitats, farm and agricultural conservation land, watersheds (Kinman Creek) and the preservation of visual quality.

No further discussion being heard, a Motion was made by Deborah Flynn and seconded by Laura King that the Planning Commission approves the transfer application from Agriculture to Current Use Assessment Open Space on a 24.29-acre parcel owned by Janet Plemmons a/k/a The Manor Farm located at 26069 Big Valley Road NE, Poulsbo, Washington. Vote: Aye 8; Nay: 0. Motion carried.

Richard McConaughy asked how many more reclassifications would be coming to the Planning Commission through the remainder of the year?

Karanne Gonzalez said that the Assessor’s Office staff was auditing this program on Designated Forestland and Agriculture to determine whether the owner was still growing trees and whether they can transfer into the Designated Open Space program. She felt that there were a dozen or more applications that she was working with that should be coming to the Planning Commission, so they can go onto the Board of Commissioners and be completed by the end of the year. She suggested that if the individual members have any questions, when they received the staff report, they could call her directly and she could get the information to the members at the hearing on that application.
Work Plan Discussion:

- Comprehensive Plan Amendment Process;

Jason Rice said that to date the County has received 13 to 14 Pre-application requests and the staff will be adding the amendments suggested by the Planning Commission to the final docket.

Laura King asked if the amount of Pre-application requests were manageable by staff?

Jason Rice said yes, noting that the 22nd of June 2001 would be the deadline for submitting applications for changes to the Comprehensive Plan.

- Manchester Community Subarea Design Plan;

Jason Rice said that the final recommendations on the Manchester Plan would be coming forward to the Planning Commission at their next meeting for a final study session on Manchester. He said there would be an open house during the 2nd week of June. He reported that the open house would start the public process, outlining what was proposed by the committee members for amendments to the Comprehensive Plan.

- Kingston Urban Growth Boundary (UGA);

In Kingston, Jason Rice continued, staff was working with their consultant Madrona Planning and the steering committee for a recommendation on a revised UGA boundary, which should be completed by July 2001.

- City of Poulsbo Urban Growth Boundary;

Jason Rice said with regard to the Poulsbo UGA, staff was working with the City’s Planning Commission who have held 2 hearings to date and will be making a recommendation to the Poulsbo City Council, which should be followed by another public hearing by the City Council.

John Ahl asked if there had been any discussion regarding the zoning designations in the Poulsbo Plan?

Jason Rice said that the staff had understood that once the UGA was approved, then the Comprehensive Plan and Zoning Ordinance in the City needed to be modified to reflect the UGA designation. Also, he continued, the Critical Areas Ordinance might need to be modified by the City.
John Ahl said that was an equally large issue about what a landowner can do in a UGA.

Jason Rice said that staff has requested that the City of Poulsbo modify some language in their Plan to clarify it for that purpose. He said that when the landowners receive urban services in a particular area, they sign agreements that they will not protest annexation by the city at such time as it may occur.

- Miscellaneous Plans;

Jason Rice reported that Silverdale and Central Kitsap Community Council would be moving forward next year with a subarea planning process to possibly expand the Silverdale UGA and revise the population allocation for year 2022.

Jason Rice said that the South Kitsap UGA and McCormick Woods Joint Planning Area was moving forward with the development of a Memorandum of Agreement (MOA) for the Anderson Hill Berry Lake area, and the Glenwood area could also be included in that MOA.

John Ahl asked if there has been any progress in moving forward on the land owned by the government in the South Kitsap Industrial area and putting the ownership of the property with the Port of Bremerton?

Jason Rice said he would check with Darryl Piercy and report back to the Planning Commission on that.

The Planning Commission members expressed that they preferred a study session before the public hearing for amendments on the Variance procedure for the Zoning Ordinance.

Karen Halbeck explained that staff member Kelly Robinson would be presenting an overview of this proposal before the public hearing, however this amendment was based on the packet of information, including the letter from Stephen Causseaux to the Board of Commissioners, which was mailed to the members with the Agenda.


No further discussion being heard, the meeting adjourned at 10:09 a.m.
ITEMS DISCUSSED AT MEETING:

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>A.</td>
<td>Planning Commission Agenda, May 29, 2001;</td>
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<tr>
<td>B.</td>
<td>Staff Report For Bruce A. Craswell dated May 22, 2001;</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