
7:00 P.M.

Meeting Called to Order – Introductions.

7:05 P.M.

- A Motion was made by William Matchett and seconded by Deborah Flynn that the Planning Commission approves the Minutes of October 30, 2001. Vote: Aye: 8; Nay: 0; Abstain: 0 (Gustavson not present at this time.) Motion carried.

- A Motion was made by William Matchett and seconded by Linda Rowe that the Planning Commission approves the Minutes of November 7, 2001. Vote: Aye: 8; Nay: 0; Abstain: 0 (Gustavson not present at this time.) Motion carried.

- A Motion was made by William Matchett and seconded by Deborah Flynn that the Planning Commission approves the Minutes of November 13, 2001. Vote: Aye: 6; Nay: 0; Abstain: 2 (Rowe and M. Flynn not present at hearing) (Gustavson not present at this time.) Motion carried.

- A Motion was made by William Matchett and seconded by Linda Rowe that the Planning Commission approves the Minutes of November 27, 2001. Vote: Aye: 8; Nay: 0; Abstain: 0. (Gustavson not present at this time.) Motion carried.

(7:10 p.m. Michael Gustavson arrived at hearing.)
• A Motion was made by William Matchett and seconded by Deborah Flynn that the Planning Commission approves the Minutes of December 4, 2001. Vote: Aye: 8; Nay: 0; Abstain: 1 (Gustavson not present at hearing.) Motion carried.

7:10 P.M.

➢ A Motion was made by Lary Coppola and seconded by Deborah Flynn that the Planning Commission approves the Findings of Fact and Recommendation to the Board of County Commissioners regarding the South Kitsap UGA: ULID #6 Subarea Plan. Vote: Aye: 9; Nay: 0. Motion carried unanimously.

7:15 P.M.

➢ Election of the 2002 Chair and Vice-Chair of the Kitsap County Planning Commission.

❖ William Matchett nominated Linda Rowe for the 2002 Chair of the Planning Commission. Deborah Flynn seconded the nomination.

Linda Rowe thanked William Matchett and Deborah Flynn for the nomination and explained that she must decline due to work commitments.

❖ Linda Rowe nominated Richard McConaughy for the 2002 Chair of the Planning Commission. Lary Coppola seconded the nomination.

❖ Vote: Aye: 8; Nay: 0; Abstain: 1 (McConaughy)

❖ Deborah Flynn nominated Linda Rowe for the 2002 Vice-Chair of the Planning Commission. John Ahl seconded the nomination.

❖ Vote: Aye: 8; Nay: 0; Abstain: 1 (Rowe)

John Ahl passed the gavel to 2002 Chair Richard McConaughy and noted that the Planning Commission would take a short break to allow the BKAT camera crew time to finish setting up the equipment to televise this hearing.

7:20 P.M.

➢ Continuation of a Public Hearing to consider oral testimony on the 2001 docket for Comprehensive Plan Amendments, which includes proposals for: 1) Textual revisions to the Kitsap County Comprehensive Land Use
Plan, dated May 7, 1998; 2) Site-specific amendments to the Comprehensive Plan Land Use and Zoning Maps; and 3) Map corrections to the Comprehensive Land Use and Zoning Maps.

Chair McConaughy said that there were 3 different sign-up sheets available for those who wished to speak at this hearing and the Planning Commission would hear each speaker in the order in which they signed up. He reported that since there was a long list, the time would be limited to 3 minutes for each speaker, adding that after everyone had spoken and if there were those who still wished to speak, the Planning Commission would allow time for that at the end of this meeting.

Linda Rowe noted for the record that she sold a house for one of the proponents of Talmo, Inc., about 3 years ago, however, she said she has not talked to him about the Talmo application.

Lary Coppola disclosed that he had spoken to Laura Overton about her application.

Richard McConaughy noted that he had spoken to Brian Ferguson about his application as well.

Textual Corrections:

Holly Manke-White of Manke Lumber Company said that in Chapter 3, Rural and Residential Lands, Items 1, 2 and 4, regarding Rural Clustering and Shorelines, the proposal was to change or delete the target dates. She wanted to be sure that only the target dates be eliminated and not the points of issue. She asked, as a turn of the coin, what if a developer asked to remove the time limits for completion of a project? She felt that removing the target dates would create an unenforceable contract between the County and its citizens. She recounted that in 1998 the County promised to address the Interim Rural Forest designation at a later date and the citizens accepted a less-than-perfect-plan to finally get the County’s Comprehensive Plan approved. She felt that now was the time to get this work done and the County must be committed to a work schedule. In Chapter 3, Rural and Resource Lands, which includes Phase II of the Forestry and Rural Lands discussion and how the County would promote forestry in the rural zone, now has been rolled into the future Rural Policy Discussion. If you are making amendments to this Plan, she noted that some of the text has become irrelevant because of an ordinance passed in 1998.

Michael Gustavson asked which Ordinance Ms. Manke-White had addressed?
Holly Manke-White said the County adopted Ordinance 228-1998 on December 3, 1998. She said that many ordinances may have been adopted that would affect this Plan.

- **Comp Plan Amendments – Site Specific:**

  John Taylor said that he was a real estate agent and passed out information to the members. He said he represented Mr. Hartstrom. In his handout he noted that there was a letter submitted in 1999 to John Vodopich requesting a rezone for this property.

  Jason Rice said that staff has not received an application from Mr. Hartstrom for the 2001 Comprehensive Plan Amendment process and it was not in the docket. He explained that this request would need to wait until the next review process, so the Planning Commission cannot make a decision on this request.

  John Taylor said that his client, Mr. Hartstrom, did not live in this area and since he was here, he would like to make a presentation. He explained that Mr. Hartstrom was requesting a rezone from commercial to industrial; the site to the west was already zoned industrial. He said that he would contact the Department of Community Development for the proper procedure on this.

  Laura Overton-Johannes said that she represented Overton and Associates. She then submitted a letter to the Planning Commission, which she felt would answer all of the staff’s questions regarding this application. She said she has now countered all of the staff’s comments and included attachments to them as well. In general, she said, the County staff report lacks specific facts and raises concerns that should be handled during the permitting process. She reported that most of staff’s concerns on the first application pertained to Lider Lake and the proposed increase in density. She felt that the hydrology design would improve the situation there and if the land around Lider Lake was developed they could use clustering to further improve the drainage. She said on site 2, there were some small wetlands and the density would be 1 to 5 dwelling units per acre. She said that one of the questions from staff was whether anything had changed in the area since the last Comprehensive Plan was approved. She reported that since May 1998, the following changes have taken place nearby: 1) the Belfair UGA boundaries were modified and validated by the Western Growth Management Hearings Board; 2) the Belfair Bypass was funded for construction in Mason County’s 6-year plan; 3) In 2000, the fiber optic backbone was constructed. Fully functioning lines run down Hwy 3 into the Belfair UGA with current users online; 4) the timber market has dropped by approximately 30%; and 5) forest practices rules requiring larger buffers were adopted in July 2001. The effect of these rules makes many South Kitsap lands questionable for forestry because they eliminate the use of higher site lands next to the streams. She felt that
staff’s comments were conjecture since they are not at the point of developing the site at this time. She said this site was covered under the Environmental Impact Statement for the Comprehensive Plan and that Plan and the GMA supported her application. She asked that the decision on these applications not be political because this site was near a job center at the airport and would be a good planning decision.

Rene LaMarche said that the Planning Commission was the last authority for this process. He complemented the members for their diligent work on this Board. He said that there are individual staff reports for each of the applications and inaccuracies in those reports. He said that there was no mention of a Memorandum of Agreement between the City of Port Orchard and the applicant (Stetson). He said when there is Urban Medium zoning for a piece of property that should not be changed. He felt that staff should be given non-partisan information. He then reminded the Planning Commission of their duty. He said that there is no stream on the Stetson property. He felt that when the Planning Commission finds an inadequacy in the staff report it should be returned back to the staff to correct.

Brian Ferguson said that his application was for the Family Fun Center. He said that staff encouraged him to apply for commercial zoning on this property. He felt that he was led on by staff. He would like the zoning changed from Urban Medium to Urban High. He said that staff felt that rezoning that site for a Fun Center would create pressure from other landowners in that area to rezone their property to commercial zoning. He read various articles from the newspaper to the Planning Commission. He reported that in the Comprehensive Plan, several places state that a Fun Center would be appropriate, which he read to the members.

Tom Nevins asked if he had investigated other properties for this project that were already zoned commercial?

Brian Ferguson said that he has done that; there are very few 5-acre sites available with commercial zoning.

Linda Rowe asked would Urban High zoning be able to be changed to commercial? She felt that the issue was whether this site would be a good location for this development of this kind.

Brian Ferguson said that all of the surrounding property is zoned commercial. He said that the Kitsap Mental Health Services facility was next door and this Fun Center would also support the other businesses that are in the neighborhood.

Jason Rice said that staff is waiting a decision from the prosecutor’s office, whether Urban High zoning can be changed to Commercial.
Becky Ferguson said that the zoning of this property is vital to creating this Fun Center. She did not feel that this property was appropriate for apartments and there is a park across the street from this site. She said that the neighbors were supportive of this proposal. She said there would be no housing adjacent to this property. She felt that this proposal would fit in, enhance this site, and be an asset to the community.

John Ahl asked if the Kitsap Mental Health Facility had full time residents?

Becky Ferguson said there are no full time residents at KMHS. She said that there would need to be a buffer and parking between the Fun Center and the KMHS building.

Deborah Flynn noted in a Memorandum from staff dated November 13th as a follow-up to the work-study session on the Comprehensive Plan Amendment process, that staff agreed that the Planning Commission could make a different recommendation to the Board of Commissioners than what was recommended by County staff.

Michael Gustavson asked, what is the appropriate zoning for this site?

Jason Rice said this would be Highway Tourist Commercial, which would be allowed in Urban High zoning, which would require a site plan review.

Harriet Norwood said that she lived on Lider Road and represented the Root estate, which is contiguous to the Stetson property. She reported that this property is zoned 1 dwelling unit per 10 acres; the farm is about 59 acres. She said that the neighboring properties were either 2 ½ or 5-acre parcels. She said that the farm is currently for sale. She wanted the county to review the lands adjacent because of the services nearby. She reported that most of the property is developed as residential or commercial. She requested the county require holding ponds be established for catch basins for the Stetson property. She gave staff a copy of the survey for this site.

Ron Stuckey said that his comments regarded the expansion of the Dickey Pit. He said that his residence was directly south of that Pit. (Application for Ace Paving.) He reported that in a nutshell, the staff report recommended approval. He felt that there has not been enough consideration given to the noise factor if this zoning changes. He said that there has been sporadic use of heavy equipment on this site.

He showed his home site to the members from the zoning map. He also felt that the additional 20- acre site would be used for mining if this zoning change were approved.
Patrick Boyle said that he was a commercial realtor and represented the sellers of the property that the Fergusons wanted to buy. He noted a letter that he had submitted for the record. He felt that a better zoning on this property would be from Urban Medium to Urban High instead of Highway Tourist Commercial. He said that the only vacant parcel on this road was the park land. He felt that staff misled him about the ability of the Fergusons to rezone this property. He said that the major contention from the County was if the Fergusons’ parcel was zoned Highway Tourist Commercial and Mr. Ferguson chose not to build this Fun Center, then another business such as a gas station could be placed on this site. He said that if this was zoned Urban High then it would be developed as a recreation center.

John Ahl asked if a multi-level apartment complex wouldn’t be a good development next to a park?

Patrick Boyle said that this parcel has been on the market for several years and the owners have not been able to sell it for use as multi-family housing because of the mental health facility adjacent to the site.

Linda Rowe felt that the commercial businesses on 3 sides of the site were more of a hindrance to selling this property for multi-family use than having KMHS next door.

Lary Coppola asked, since there is commercial development on three sides of the site and Mr. Ferguson was encouraged to apply for more intensive zoning, what would staff recommend as an appropriate use for this property?

Jason Rice said that staff recommended the current Urban Medium zoning to support the commercial zoning.

Lary Coppola questioned that staff felt a better use of this site would be medium density residential.

Stan Dailly said that a Family Fun Center was definitely needed somewhere in the County. He said that he has tried to do a similar development in the community. He then outlined the process he went through to construct batting cages in the County.

Richard Rucker said he represented the applicants for the Talmo application. In the last hearing, he recounted, Bill Palmer and Ron Perkerewicz outlined the history of the South Central Business Park. He said that he was a partner on these 14 acres of land, which was purchased 5 years ago and combined with the Nickerson property to build the Albertson’s shopping center. However, after much work was done on this site, he reported that the corporation changed their mind and built the grocery store across the street from this property. He said that he has discussed this plan with
staff. He said that staff told him that it would be difficult to get the City of Port Orchard’s approval to develop this site. He reported that the City gave their approval in a letter, which he submitted for the record, and they wanted to see a retail shopping center constructed on this site. He explained that on page 1 of the staff report for this application, under physical characteristics, it states there are critical areas on the site and it is very wet. He said that they have had a wetland study done by Shapiro and Associates who determined that there was a Class 3 wetland on the site. Therefore, he said, they also purchased a mitigation site along Blackjack Creek. Basically, he felt that if the Planning Commission followed the staff report, this site needed to participate in a subarea plan study. He would like this property to be rezoned first and then the County can begin work on a subarea plan study for development of this property. He said the site is along Lider Road.

Linda Rowe asked if part of this site was in the Port Orchard city limits?

Richard Rucker said yes, 7 acres are in the city and zoned commercial. He said that they have some parties who are interested in developing this site, so that was the reason they have submitted an application to change the zoning.

Lary Coppola asked how much sales tax revenue would be brought in from the development of this site?

Richard Rucker said they have not done a study, but as a guess, he thought it would bring in about $500,000 per year in sales tax; right now it brings in about $16,000 in property tax revenue for the County.

William Palmer said that he represented 7 applicants at this hearing. He said he was submitting a 2nd letter from the Mayor of Port Orchard in support of the Talmo, Inc. development. With the Stetson application, he continued, it also has the support of the City of Port Orchard. Further, he said, the Commissioner’s Resolution signed April 20, 2001, makes provision for expansion of the UGA boundaries during the Comprehensive Plan amendment process, providing the applicant receives the support of the City. He said that the Stetson property abuts the McCormick Land Company property and will allow connection to the available utilities, including water and sewer, adding that the staff of the City of Port Orchard have stated that the City has the capacity in its water and sewer systems to serve this site. While acknowledging that there were some steep slopes on the property, he said that there were no environmental constraints that would prohibit an Urban Low type development. He concluded by stating that a letter from the Dept. of Fish and Wildlife confirmed that there is no stream on the site. In the application, he said, there is a response to the staff’s issues involving the adjustment of the UGA boundary. He said this boundary is on the west side of the property connecting to Glenwood Road. He noted the April 20th resolution passed by the Board of County
Commissioners, that outlined what types of applications could be submitted for consideration, contained an exception for those included in the Memorandum of Agreement and supported by the City of Port Orchard. He noted 2 letters of support from the City. He said that the City could provide the infrastructure to support development of this property. He reported that this site was zoned Urban Reserve, which could transition to another type of use and could receive urban services. He said that there is enough capacity in the water and sewer to provide service to this site as well. He further reported that this property met all 3 criteria required of a UGA. He said that this property might be included in the overall study for development of McCormick East. He said that, with the Tallman application on Bethel Avenue, there was a letter of availability for water from Annapolis Water District. He said this site was near West Sound Landscaping Supply. He said this application was made after consulting with the staff, expressing that there has been a lot of planning that has gone on with this application and felt that commercial zoning would be appropriate here. He has talked to West Sound regarding the purchase of portion of this site for their future expansion. He said that Mr. Tallman has looked at this site to be used for an auto repair facility. He said there is commercial development surrounding this site, with a major arterial nearby. He said that this site would be appropriate for an auto repair facility and the applicant would not like to wait for a zoning change until the County can do a study of this area. He asked how long the owner would have to wait for the county to make a decision on this site? He said that in the staff report the indication was that there should be a larger comprehensive report on this area. He felt that if this area were zoned commercial, it would preclude it from that study. He said that the next property was the Ecklund application. He recounted that Gene Ecklund built a new building on this site with a Conditional Use Permit and he was restricted to a different development of this site than the other properties to the north and the west. He reported that this property was totally developed; only the property to the north was not zoned commercial. He said that the next application was for Schourup, which is in Bremerton, and currently zoned Business Park, which the owner wished to convert to Highway Tourist Commercial to construct a mobile home sales lot. In the application, he continued, the owner would develop this commercial piece of property the same as he would if it were zoned Business Park. He said that this site has a full component of services. He felt that there are no other future planning issues that needed to be addressed for approval of this application and the wetlands to the north would be a constricting factor for more intensive development. He said that Business Park zoning requires a larger site than 3 acres to develop properly. In conclusion, he said that his other applications would not be addressed at this hearing since they are ones that the staff has supported.

The members took a break at 9:35 p.m.
After reconvening from the break, Chair McConaughy said that the Planning Commission will hear all of the testimony at this hearing tonight and if there were others who have not spoken they will be given the opportunity to speak.

Dennis Wardwell said that he wanted to make sure that the northerly portion of the site was included in the application. He urged the Planning Commission and staff to review the process for these applications and felt it should be changed.

Kathy Allison said her property was adjacent to the Stetson property and the McCormick property. She submitted 2 maps of the site showing a salmon spawning creek running along the back portion of this site, which is called Ruby Creek as well as pictures of the creek and the salmon.

Terri Washburn said that she lived adjacent to the Stetson property. One of the points she would like to address to the City of Port Orchard was if the Anderson Hill and Berry Lake area was so important for inclusion into the city limits, why was this area not included in this study for development? She said that if the Stetson property was rezoned and developed with residential housing, it would increase the density in that area to 5 to 9 dwelling units per acre. She said that the developer could create 900 home sites on this property. She would like this entire area to be reviewed at one time before Stetson can have his property rezoned without the neighborhood being allowed to present input on this zoning.

Linda Niebanck noted a Memorandum of June 22nd. She felt there was a problem with the commercial zones in this County and she wished this could be addressed in this Comprehensive Amendment review process. She hoped that there will be a review all of the industrial and commercial uses in this County during the next review process.

Charles Niesen said that he lived in South Kitsap in the Lider Lake Basin. He gave a summary of his testimony to the Planning Commission members regarding the Overton application. He explained that when he first moved to this property in 1977, he had no problems with water runoff or the level of the lake rising during the rainy season. He said that these problems have occurred following the construction of Lake Flora Road and the clearing of trees on either side of Highway 3. He said that he discussed this problem at length with Jonathan Brand of the Public Works Department. He suggested to Public Works that they install a trench or large culvert at the end of the lake, opposite some existing homes, which would drain into an adjacent canyon area. He said as a result of the progressively threatening water situation, he has had to take extensive measures to protect his septic system and to keep water from encroaching under his house, which included construction of a large concrete block bulkhead and raising the elevation of his land. He said he was extremely concerned about the extensive development proposed by the Overtons.
without guaranteed mitigating regulations. He made it clear that he was not against this application, but wanted the assurance that this development would not cause additional flooding in this basin.

William Matchett asked if Lider Lake had no outlet?

Charles Niesen said there was an outlet, but it is too high to take care of the water flow.

Craig Jones said that he was a land-use attorney in Kitsap County, representing North Sound Bank and Bruce Nilsen. He said that the North Sound Bank application was located at George’s Corner, south of Albertsons and east of the Country Corner project. He said that next to Albertsons was an industrial site. He felt that George’s Corner was the commercial hub of the North Kitsap area and the closest commercial center to Hansville. He reported that the Growth Management Act and the County’s Comprehensive Plan contemplate additional commercial uses in George’s Corner. He said that in North Kitsap there were 28 Areas of More Intensive Rural Development, which he reviewed for the members. He said that until 2 years ago, this site was designated Highway Tourist Commercial. He said that if this property were rezoned, the more formal process would be left for the Master Program. He said that this property abuts a major crossroad and is limited by surrounding critical areas, which will serve as buffers for additional urban sprawl beyond these sites. He said that North Sound Bank has purchased a mitigation site to preserve the wetlands to the north. He reported that this site would be developed for easy access to goods and services and will provide family wage jobs for this area. He explained that the remaining 9 acres of this site would remain in residential zoning and only 4 acres was requested for commercial zoning.

Lary Coppola asked what was planned for this site?

Craig Jones said a new bank with some ancillary uses for that site, such as small scale commercial.

Gary Lindsay representing North Sound Bank said that they looked for a 1-½ acre to develop. He felt that this site is the only one appropriate for that type of development.

Lary Coppola asked if this was for a branch of North Sound Bank or Frontier Bank?

Gary Lindsay said this was for North Sound Bank and then explained the relationship between North Sound Bank and Frontier Bank.
Craig Jones said the next application was for Bruce Nielsen for property in the 
Pioneer Way Industrial Park, which is a triangular infill parcel, surrounded by the 
gravel pit, across the street from the Twelve Trees Industrial Park with no residential 
sites nearby. He reported that this was a remnant of a mining operation, not 
desirable for residential uses and appropriate for industrial uses. He felt that this 
site was ideal for Business Park zoning with all necessary infrastructure and excellent 
access to Hwy 303 and Pioneer Way. He expressed that there will be no sprawl 
associated with this site; the County’s Comprehensive Plan and the Growth 
Management Act provides for infill, development and redevelopment of these sites. 
Further, he said, this site will serve as a buffer for the other neighboring properties.

Lary Coppola noted that in the aerial photo there were 2 gas station sites nearby.

Craig Jones said that he was not familiar with those properties, however they are not 
connected with this site.

Deborah Flynn asked if there was a mining resource overlay on this site?

Craig Jones said yes.

Deborah Flynn asked if this site was mined by Kitsap County?

Craig Jones said yes, and that site will be fully reclaimed when the mining is 
completed.

William Matchett asked what this site would be used for if not for mining?

Gary Lindsay said that this would be a distribution center for Nielsen’s appliances, 
which the applicant was also the owner of. He felt that if this property had been 
zoned Industrial and the application was for residential zoning it would be even 
more absurd than to upzone this site. He said these activities would be here for a 
long time.

Tim Launius addressed the Stetson property, noting that he owned 3 parcels 
adjacent to that site. He reported that this property has been clear-cut and any 
development on that site will have a major impact on the surrounding properties. 
He then pointed out his properties to the Planning Commission from the area map. 
He said there is a high ridge on the Stetson property. He felt that 5 to 9 dwelling 
units per acre was excessive for this area. He felt that the City does not have the 
capacity for 900 additional home sites in this area. He said that even though the 
applicant has expressed that he had no current plans to develop 900 home sites on 
this property, if this zoning was granted, the applicant could sell the land to be used 
for high-density development, which will have a huge impact on the entire area. He
encouraged the Planning Commission to postpone any rezone of this site until some joint planning could be done to include the neighboring residents and the City of Port Orchard.

Bill Schourup said his application was for 3 acres adjoining the Texaco Station on Fairgrounds Road. He recounted that he owned the property that Lowe’s purchased which formerly contained a manufactured home lot for Lamplighter Homes. If this site were rezoned, he planned to use this 3-acre parcel to site 7 manufactured homes with landscaping appropriate for that type of development. He said that there is good access to this property and it would provide additional sales tax revenue for the County.

Janet Prentice said she owned property adjacent to McCormick Woods near the Stetson property. She said she noticed some flooding problems following the clearing of the Stetson site. She said there are salmon in Ruby Creek, which was above this property. The neighbors are concerned about the water runoff from this property, especially after there are impervious surfaces developed on this site.

Richard Brown said that he has been working with real estate sales on Bethel Avenue for a long time. He said the Tallman property was used as a turkey farm until it was sold to J & J Printing. In the 1990s, with the onset of the GMA, Mr. Tallman made an application to the County to have this property rezoned to commercial, which was denied, even though the neighboring properties are zoned Neighborhood Commercial. He said this site is in the service district for Annapolis Water and is a flat piece of property. He explained that in order for this site to be used as a car repair facility it needed to be zoned Highway Tourist Commercial, which would be appropriate for this site. He felt that this site should have been addressed by the County as a mapping error.

William Palmer said the Kvinsland application contained several parcels of property, with zoning ranging from Urban Low to Highway Tourist Commercial and Urban High. He explained the uses in the surrounding area and then reported that the map included in the application was incorrect and showed a corrected map to the members. He said that the next application was for the Penaranda property adjacent to the Christian Life Center in Port Orchard. He said that in 1995, the County approved an application for the Christian Life Center expansion. With the Stetson application, he continued, it was near the Port Orchard city limits, which he showed from a map to the members. One of the reasons for this application, he explained, is because the owner wanted a public facility on this site such as a high school or college campus, which is still under consideration. He felt that the concerns with the drainage, which has been addressed by some of the neighbors, should be addressed at the time of site development and the storm drainage would have control facilities.
No further discussion being heard, Chair McConaughy closed the public hearing at 10:50 p.m. He announced that the decision on the Comprehensive Plan Amendments was continued to January 15, 2002, beginning at 9:00 a.m. at the Givens Community Center, Kitsap Room.

DOCUMENTS DISCUSSED AT PUBLIC HEARING

<table>
<thead>
<tr>
<th>Exhibit No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Planning Commission Agenda, January 8, 2002.</td>
</tr>
<tr>
<td>B.</td>
<td>Findings of Fact, Conclusions and Recommendation of the Kitsap County Planning Commission regarding the South Kitsap UGA/ULID #6 Subarea Plan, signed January 8, 2002.</td>
</tr>
<tr>
<td>C.</td>
<td>Sign-In Sheets to speak at Comprehensive Plan Amendments Public Hearing.</td>
</tr>
<tr>
<td>E.</td>
<td>Letter, Affidavit of Boundary Survey, and Plat Map for the Russell Root property, submitted by Harriet Norwood at the public hearing on January 8, 2002 (property is contiguous to the Stetson site)</td>
</tr>
<tr>
<td>H.</td>
<td>Letter from the City of Port Orchard to the K.C. Board of Commissioners in support of the Stetson L.L.C. application dated November 27, 2001.</td>
</tr>
<tr>
<td>J.</td>
<td>Letter from the City of Port Orchard to the K.C. Board of Commissioners in support of the application for the Talmo property a.k.a. South Sidney Business Park dated November 27, 2001.</td>
</tr>
<tr>
<td>K.</td>
<td>Letters and plat map of the Tallman rezone application, submitted at the public hearing by William Palmer.</td>
</tr>
<tr>
<td>L.</td>
<td>Letter and plat map of the Ecklund rezone application submitted at the public hearing by William Palmer.</td>
</tr>
<tr>
<td>M.</td>
<td>Letter and plat map of the Schourup rezone application submitted at the public hearing by William Palmer.</td>
</tr>
</tbody>
</table>
Kitsap County Planning Commission Meeting – January 8, 2002 – Cont.

N. Copy of the resolution from the City of Port Orchard supporting the McCormick UGA Subarea Plan, unsigned, dated December 20, 2001.

O. Letter with attachments and plat map from James B. Hartstrom dated December 26, 2001 requesting a rezone (not included in the 2001 docket for Site Specific Comprehensive Plan amendments.) submitted by John Taylor.

P. Memorandum from Laura Ditmer Planner to John Ahl, dated January 4, 2002 regarding written testimony for the North Sound Bank and Bruce Nielsen applications.


S. Letter from Craig L. Jones to the K.C. Planning Commission dated December 28, 2001 regarding the application of North Sound Bank.

T. Letter from Craig L. Jones to the K.C. Planning Commission dated December 28, 2001 regarding the application of Bruce Nielsen.


MINUTES approved this __________ day of __________, 2002.

___________________________________
Richard McConaughy, Chair

___________________________________
Karen Halbeck, Secretary