MINUTES

KITSAP COUNTY PLANNING COMMISSION
March 26, 2002


9:00 A.M.

Meeting Called to Order – Introductions.

9:05 A.M.

A Motion was made by William Matchett and seconded by Mark Flynn that the Planning Commission approves the Minutes of January 29, 2002. Vote:
Aye: 9; Nay: 0. Motion carried unanimously.

Minutes of February 5, 2002. (Note: A vote on the Minutes of February 5, 2002 has been continued until the hearing of April 30, 2002.)

9:10 A.M.

Public Hearing to consider: 1) The application of Dennis and Janice Haines for Current Use Assessment – Open Space on a 4.54 acre site, with one acre exempt from the classification for a home site. The property is located at 7181 New Jade Lane SE, off of Orchard Avenue SE in Olalla, South Kitsap County.

Karanne Gonzalez said that the Haines were present at this hearing and that this application was a transfer from Farm and Agricultural to Open Space General, since the use no longer meets the income requirements for a Farm and Agricultural classification. She reported that there were fenced pastures, a pond and stream on the property and presented copies of a map of the site for the members. She said that trees have been planted on the site and Mr. Haines was planning to implement the buffer with additional plants and shrubs to create a 25-foot buffer along both sides of the stream. She said that generally, there would not be livestock on the
If they do increase the livestock, she reported, a Farm Management Plan from the Conservation District would be required. She said that this property qualifies for the Open Space General classification due to the following High Priority Resources: Wetlands, Ponds and Streams; Significant Wildlife Habitats; Farm and Agricultural Conservation Land; and Watersheds (Olalla Creek). She explained that when approved, this property will qualify for a 50% tax reduction, which is less than when the property qualified as Farm and Agricultural Land, so the property taxes will increase by 198 dollars per year. In conclusion, she said that staff recommended approval, subject to the conditions of the staff report.

William Matchett said that he had difficulty understanding the report from the Assessors Office regarding the tax shift.

Karanne Gonzalez agreed that the statement from the Assessor was confusing and suggested that a staff member from the Assessor’s Office come to one of the Planning Commission meetings to explain how they figure the taxes when there is a tax shift.

John Ahl asked what the topography was like on the adjacent properties?

Dennis Haines explained that he used to own the adjacent property before it was shortplatted. He said there are rolling hills on the other properties and it has been used as a farm since the original homestead. He reported that below this land there is a wetland/pasture area and his concern was to assure that the stream passes through that land. He said that the neighbor would fence the area near the stream.

Karanne Gonzalez said that this land is part of the Olalla Creek Watershed.

Michael Gustavson and Karanne Gonzalez discussed the Assessor’s tax form and the current taxable value. He reviewed the form and asked about the Current Use Value?

Karanne Gonzalez reiterated that this was a transfer application from Agriculture and Farm to Open Space General.

The members then discussed how the value was determined on this property.

Dennis Haines said that he would receive an increase in the taxes because it was transferred from Agriculture to Open Space.

Karanne Gonzalez suggested said that on the Assessor’s form it could be addressed as Current Use Open Space and Current Use Agricultural on the valuation, to make the form easier to understand.
No further discussion being heard, a Motion was made by John Ahl and seconded by Michael Gustavson that the Planning Commission approves the application of Dennis and Janice Haines for Current Use Assessment – Open Space on 3.54 acres of a 4.54 acre parcel located at: 7181 SE New Jade Lane, South Kitsap County, subject to the conditions outlined in the staff memorandum dated March 19, 2002. Vote: Aye: 9; Nay: 0. Motion carried unanimously.

2) Public Hearing to consider the application of Paul Polson for Current Use Assessment – Open Space on a 5.5 acre site with 1.58 acres of the property exempt from the classification for the home site. This property currently contains a Conservation Easement from the HSUS Wildlife Land Trust. The site is located at 25545 Pioneer Way NW in Poulsbo, North Kitsap County.

Karanne Gonzalez said that this property is on Pioneer Way and that the Open Space designation has been applied for on this property in the past. She said that there is a recorded conservation easement on this property with the Humane Society, which was quite restrictive and monitored yearly. She reported that this property contains a stream and pond and even though it was currently classified as a Type 5, she believed that this might be upgraded to a Type 3 stream. She noted that this qualifies for Open Space due to the High Priority Resources specifically: Wetlands, Ponds and Streams; Significant Wildlife Habitats; and the Conservation Easement. She said the upland area would be used for the homes and outbuildings. She explained if once this application were approved, it would qualify for a 90% property tax break.

Tom Nevins asked Karanne Gonzalez to explain the difference between the Conservation Easement and the Open Space Agreement?

Karanne Gonzalez said that the Conservation Easement follows with the land, whether it was designated in Open Space or not. She made it clear that these easements with the Humane Society are very restrictive.

Paul Polson read a portion of the easement to the members. He said that this easement contains a list of prohibited uses, which he outlined for the members. He said that he could live on the property and make improvements to the land with the approval of the Humane Society.

No further discussion being heard, a Motion was made by William Matchett and seconded by Lary Coppola that the Planning Commission approves the application of Paul Polson for Current Use Assessment – Open Space of 4.5 acres of a 5.5 acre site, located at 25545 Pioneer Way NW in North Kitsap
Study Session for an update on the progress of the South Kitsap Industrial Area (SKIA) with County staff.

Laura Ditmer showed a map of the area and explained that there should be a draft plan mailed to the Planning Commission in May. Following the direction of the County’s Comprehensive Plan, she continued, there was a certain amount of land designated Industrial and the area shown in purple on the map was the other land necessary to provide a sufficient amount of Industrially designated land. She said that this Area was within 3 watersheds and staff is working through that and determining how to accommodate the additional jobs. She reported that there are agreements with the cities of Bremerton and Port Orchard. She further reported that there will not be any on-site septic allowed in this area and Port Orchard has agreed to accommodate the necessary sewer capacity once the Bremerton Airport area is fully built-out.

Linda Rowe asked how much of the industrial area at the Port of Bremerton was occupied?

Shannon Bauman said that some industrial area at the Port has been developed; with the area in the purple and blue on the map, the majority of that was undeveloped.

Linda Rowe asked why there were more areas planned for Industrially zoned development if the majority of the land that is already zoned Industrial is undeveloped?

Laura Ditmer said that this planning process is up to the year 2017, and there is actually a land deficit up to that time. She reported that in addition, the Port’s land is available only for lease. She felt that the approval of the SKIA subarea plan could aid in development; attracting other businesses to the area that would prefer to purchase the land for their development.

Lary Coppola asked how many areas were included in the SKIA project?

Shannon Bauman said there are about 2,000 acres in total, but it includes some critical areas; there will be just over 500 acres that could be actually developed.

Rod Reid of Alpine Evergreen said that he and Laura Overton have been a part of this planning process since its inception. He gave the history of the development of
this project noting that this site has a Joint Planning Area overlay and was
designated Urban Reserve in the 1998 Comprehensive Plan.

Laura Ditmer said that the Memorandum of Agreements are finally in place now to
go forward with the remaining planning process.

John Ahl asked if the sewer from McCormick Woods would also service the SKIA
area?

Laura Ditmer said yes, it would access this site from Old Clifton Road. She reported
that staff has discussed this project with the Department of Transportation, Aviation
Section who suggested a height restriction ordinance be developed with this Plan.
She said that the likelihood of a residential area around the SKIA area was very
small.

Laura Overton said that the FAA requires that all of the land included with the Port
of Bremerton be leased, so that leaves only the 20 acres of land in the Olympic View
Industrial Park that can be purchased for development in South Kitsap.

John Ahl noted that the railroad goes right through this property.

Linda Rowe asked who would pay to have the sewer extended to this site?

Rod Reid said that an extension of the sewer would be done with a Utility Local
Improvement District (ULID) in conjunction with the County’s Wastewater
Department.

Michael Gustavson noted that Gorst is the biggest traffic bottleneck in South Kitsap
and questioned how this property could be accessed besides going through Gorst.

Laura Ditmer said that the roads going through this area (Lake Flora and Old Clifton
Roads) would be widened to 4 lanes.

Rod Reid said, in addition, there was another road planned that would circle the
industrial area.

Laura Ditmer said that there will be open houses at the end of April and first part of
May at the Port of Bremerton and then the Plan will come to the Planning
Commission for a study session with staff and then a public hearing.

Michael Gustavson said with the walk-to-work concept, he felt that residential
development should be located near the industrial sites.
Laura Ditmer said when looking at industrial uses, which rely on semi trucks and so forth, that transportation issue is not conducive to home sites with families.

Michael Gustavson felt that there should be no comparison between the industrial developments in this area compared to those next to Sea-Tac Airport.

John Ahl said that it was interesting that was the Bangor Sub-base was located next door to residential housing, which was planned in the late 1960s. He said that industrial uses now are much different than what was done in the past.

Laura Overton recounted that when SKIA was first envisioned it was in the early 1990s. She said that the whole idea of using the area around the Bremerton Airport was to expand that area and create more jobs; including residential land with the SKIA subarea plan was never discussed. She reported that there was housing near Sunnyslope, which may serve that need.

John Ahl expressed said that the SKIA Plan should not be changed, but including housing adjacent to that area could be considered.

William Matchett said that he has seen many locations that co-located commercial areas with housing nearby that would be a good use of land; industrial land is a different concept and may not be compatible with housing uses.

Shannon Bauman said that the airport is a unique issue, how to protect the airport and the neighboring home sites; there is a liability for this that must be considered. She said that compatibility with the airport during the next 20 years must be considered.

Mark Flynn said that he could visualize housing nearby with buffers around the area.

Michael Gustavson felt that industrial development should be placed at the Kitsap-Pierce County line.

Linda Rowe understood said the SKIA project has been in process for a long time and the members on the Planning Commission have changed over the years and she would like to have a history on these types of projects as they come before the members.

Laura Overton recounted said when the rush was on for Kitsap County to get its final Comprehensive Plan approved, the County hired Richard Weinman to complete this Plan. She reported at that time, there were all of these pockets of joint planning areas that Mr. Weinman thought could be completed in 6 months, after approval of the Comprehensive Plan. She made it clear that she and Rod Reid and
other joint property owners have been working on this SKIA plan since 1998, meeting every week to get the Plan to the point it was at now.

Deborah Flynn asked if the staff could provide some more information on the SKIA process?

Laura Ditmer said that staff was going through all of the components and doing the final analysis on them as well as the SEPA determination. She further explained that after that, there would be the open houses beginning in about three weeks and finally the study session with the Planning Commission and staff for a thorough review on this before the public hearing.

Linda Rowe asked if one landowner owned the land in purple on the map?

Laura Overton explained which property marked in purple belonged to McCormick Woods, Alpine Evergreen and Overtons, in addition to a few private landowners.

Rod Reid said that there had been some discussion about including the area near Lider Lake, but it was not included in this Plan because it had steeper canyons and there would be more environmental issues to contend with, so that would not be good for inclusion into SKIA.

Work Plan Discussion:

Laura Ditmer announced that there will be a joint meeting with the Board of Commissioners on Wednesday May 1st, from 3:00 p.m. to 5:00 p.m., at the Public Works Department 3RD Floor Conference Room.

Laura Ditmer announced the dates for the Short Course in Local Planning in Tacoma would be April 3rd, April 17th, and April 29th. She said that the Tacoma City Council would sponsor the two on the 3rd and 17th and then the next would be in Renton later in the month. She said that staff was still working on dates in the fall for the Planning Commission’s Short Course.

Laura Ditmer said that there would not be a Planning Commission meeting on the 3rd of April; the next meeting will be on April 30th.

Shannon Bauman said at this time the Kingston Subarea Plan was about 90% complete and hoped that the draft Plan could be part of the Planning Commission Agenda at the end of April.
No further discussion being heard, the Meeting adjourned at 10:15 a.m.

DOCUMENTS DISCUSSED AT MEETING

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<th>Exhibit No.</th>
<th>Description</th>
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MINUTES approved this _______ day of ____________, 2002.

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Richard McConaughy, Chair

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Karen Halbeck, Secretary