
7:00 P.M.

Meeting Called to Order – Introductions

7:05 P.M.

• A Motion was made by William Matchett and seconded by John Ahl that the Planning Commission approves the Minutes of May 28, 2002. Vote: Aye: 6; Nay: 0. (Lary Coppola not present at this time.) Motion carried.

⇒ OPPORTUNITY FOR PUBLIC TO ADDRESS THE PLANNING COMMISSION:

There was no public comment.

John Ahl questioned the use of having public comment at every meeting. It was discussed and determined by the Members that it should be removed from future agendas.

(7:09 Lary Coppola arrived at hearing.)

7:10 P.M.

⇒ Public Hearing to consider: The application of Roger & Sharon Fenwick for Current Use Assessment – Open Space on a 10-acre parcel, with 3 acres exempt from the classification for 2 home sites. The property is located at the end of Bulman Road, adjacent to a portion of Salmonberry Creek in Port Orchard.

Karanne Gonzalez said that Sharon Fenwick was present at this hearing if the members had additional questions about the site. She said the Fenwicks hoped to sub-divide the parcel in the
future; approximately 3 acres will be held out for the existing residence and a future building site when they divide the ten acres. She said that exemption would not be in conflict with the application as there are 7 acres that will go into the Open Space Program. She reported that there was a wetland delineation report done for this site. Further, she continued, this property has a tributary to Salmonberry Creek that is rated a Type-3 Stream, although the map shows the creek as a Type-5 Stream. She said the applicants have installed primary and secondary stream buffers with associated wetlands, as well as created a significant wildlife habitat. She reported that once the application is approved, the Fenwicks would qualify for a 60-percent tax reduction on the 7-acres. She said there would be limited public access to site. She referred to the Site Plan page 8, which showed approximately 3-acres that will be held out of the Open Space classification.

William Matchett asked if, in the future, there would be two houses inside the 3-acre parcel?

Sharon Fenwick said yes, and explained it was because there was limited access onto the site.

Karanne Gonzalez said the tax shift would amount to $342.00. She said that staff recommended approval of this application, noting it was eligible for this classification under the following criteria:

**High Priority Resources**
- Fish-Rearing Habitat – Ponds and Primary Stream Buffers
- Wetlands, Ponds and Streams
- Significant Wildlife Habitats
- Watersheds – Curley Creek

**Medium Priority Resources**
- Secondary Stream Buffers

No further discussion being heard, a Motion was made by Tom Nevins and seconded by William Matchett that the Planning Commission approves the application of Roger & Sharon Fenwick for Current Use Assessment – Open Space on a 10-acre parcel, with 3 acres exempt from the classification for the home site. Vote: Aye: 7; Nay: 0; Abstain: 0. Motion carried.

- **Public Hearing to consider the application of** Cora Manning for Current Use Assessment – Open Space on approximately 12 acres of a 27.93-acre site. The property is located at 8593 Sidney Road SW in Port Orchard.

Karanne Gonzalez noted that Cora Manning and her son were present in case the Planning Commission had additional questions about this site. She said that this application was a
transfer from Farm & Agriculture into Open Space. She said the total ownership was 34.5-acres
that have been in the Farm & Agriculture designation; however, they are no longer meeting the
income requirement for the land to remain in that classification. She reported that
approximately 12-acres will be transferred into Open Space General, as a traditional farm. She
made it clear that the applicant has no plans to run livestock on this property and would
maintain the fields and fences on the open pasture area. She said the remaining 15.93-acres is
wooded and will be designated Timberland Open Space with that application going directly to
the Board of County Commissioners. She said the home and 1-acre were already exempt under
the Assessor’s Senior Citizen Tax Exemption. She reported that the tax reduction would be
fifty percent. She explained that there will be no public access to this site and a Farm
Management Plan will not be required. She said the tax shift would increase the property taxes
by $266.00 per year because the Farm Management Program gave a greater discount. She said
that staff recommended approval of the application and it qualified for this classification under
the following criteria:

High Priority Resources

- Wetlands, Ponds and Streams
- Significant Wildlife Habitats
- Farm and Agricultural Conservation Land

No further discussion being heard, a Motion was made by William Matchett and
seconded by Richard McConaughy that the Planning Commission approves the
application of Cora Manning for Current Use Assessment – Open Space on
approximately 12 acres of a 27.93-acre site with 1-acre exempt from the
classification for the home site. The property is located at 8593 Sidney Road SW in
Port Orchard. Vote: Aye: 7; Nay 0; Abstain: 0. Motion carried.

- Public Hearing to consider: The application of Carl E. Sanquist for
  Current Use Assessment – Open Space on a 3.2 acre site with 1.5 acres
  exempt from the classification for the home site, on property located
  at 4401 Salmonberry Road SE in Port Orchard.

Karanne Gonzalez said that a little more than an acre was exempt from this
application because Mr. Sanquist has developed most of the property. She
said that staff was recommending approval of this application, exempting 1.7-
acres, the wetland area, and 1.5-acres for the house and yard. She reported
that this was an old farm where the vegetation has been allowed to grow back.
She said that Mr. Sandquist will allow for access onto the site and is very
interested in becoming part of the “Stream Team”. She disclosed that the tax
shift once the property was reclassified would be approximately $164.00. She
reported that the application qualified for the designation under the following
criteria:
High Priority Resources

Fish Rearing Habitat – Ponds and Primary Stream Buffers
Wetlands, Ponds and Streams
Significant Wildlife Habitats
Watersheds – Curley Creek

Medium Priority Resources

Secondary Stream Buffers

No further discussion being heard, a Motion was made by Lary Coppola and seconded by Mike Gustavson that the Planning Commission approves the application of Carl E. Sanquist for Current Use Assessment – Open Space on a 3.2-acre site with 1.5 acres exempt from the classification for the home site, on property located at 4401 Salmonberry Road SE in Port Orchard. Vote: Aye: 7; Nay: 0; Abstain: 0. Motion carried.

Public Hearing to consider: The application of Christine Plummer for Current Use Assessment – Open Space Farm & Agricultural on a 19.51-acre site with 1-acre exempt from the classification for the home site. The property is located at 11033 NE Tulin Road in Kingston.

Karanne Gonzalez said this was a transfer application for Christine Plummer, because this property was no longer meeting the income requirements for the Agricultural Land classification it would be converting to Current Use Assessment – Open Space. She noted that Christine Plummer is a school teacher and makes her property available to 4-H, church, pre-school, and educational groups. She does have a pony on the property, cuts hay yearly and has a Farm Management Plan for the site. She said that the total tax shift would be $2004.00. She said that this property qualifies for this classification under the following criteria:

High Priority Resources

Wetlands, Ponds and Streams
Significant Wildlife Habitats
Farm and Agricultural Conservation Land

No further discussion being heard, a Motion was made by John Ahl and seconded by Tom Nevins that the Planning Commission approves the application of Christine Plummer for Current Use Assessment – Open Space on a 19.51-acre site with 1-acre exempt from the classification for the home
site on property located at 11033 NE Tulin Road in Kingston. Vote: Aye 7; Nay: 0; Abstain: 0. Motion carried.

Public Hearing to receive oral and written testimony regarding proposed changes to Title 17 of the Kitsap County Code regarding the storage of junk motor vehicles. The proposed changes will improve the consistency between Title 17 and the previously adopted Public Nuisance Ordinance (Title 9.56). Specifically, these changes add a section regarding the storage of junk motor vehicles, which will include an allowance for the storage of up to six (6) junk motor vehicles if adhering to certain criteria. These criteria include the complete screening of the vehicles from other properties as well as the property owner initiating an Environmental Mitigation Agreement with the County.

Eric Baker submitted a copy of the proposed Zoning Ordinance revisions to Title 17 of the County Code to each of the members. He reported that last year, the Kitsap County Commissioners held six Public Hearings on the Public Nuisance Ordinance and outlined the history of these proposed revisions. He said to improve consistency and clarity with the adopted ordinance, and so that the public knows what you can and can not do with junk cars in Kitsap County, this document has been created. He reported that the Public Nuisance Ordinance is working well at this time; however, staff has not had to utilize it to enforce the clean up of a single property in the County. He said that staff worked with 4 individuals through the initial phase of the process and their properties have been cleaned up before the County had to intervene. He said the regulations give property owners a clear idea of due process; a clearer idea of what regulations apply to storage of junk motor vehicles; and improve consistency between two sections of the County Code.

He introduced Kathryn Portteus from the County Prosecutor’s Office to the members and reported that she helped draft the Public Nuisance Ordinance and the Zoning Ordinance Amendment.

Kathryn Portteus made it clear that enforcement is a 3-tiered process and the laws need to be consistent with one another.

Eric Baker said, for the most part, the Public Nuisance Ordinance is a health and safety document versus a zoning document. He noted that there was a low turn out for this meeting and assured the members that staff did advertise this public hearing. He said that he has worked with individuals from the classic car community to formulate this document. When they devised the Public Nuisance Ordinance, he said, he contacted people who participated in that process by phone and e-mail, so they were well aware of this Ordinance.
William Matchett felt that the absence of testimony here at this hearing meant that the classic car people must be satisfied with this document. He gave an example of a junk car left on a farm and asked if it would not be a problem unless someone complained?

Katherine Portteus said yes, the complainant must be a neighbor.

Lary Coppola asked if boat trailers fall under this ordinance?

Eric Baker said boat trailers do fall under the requirements of this Ordinance, however boats do not. He clarified by saying boat trailers, cars, campers, recreational vehicles, and trucks are included in this Ordinance.

No further discussion being heard, Chair Richard McConaughy closed the public testimony portion of the hearing.

➢ Work Plan Discussion

Tom Nevins said he had a few questions he would like to see addressed at the next SKIA meeting and requested staff to explain how they determined that there would be a nine percent increase used as the basis for all of their industrial site planning? He also asked what incentives the County would be politically willing to come forward with that would induce industries to move into this area? He said he is confused about who will put in the utilities.

No further discussion being heard, the meeting adjourned at 8:02 p.m.

MINUTES approved this __________day of _________________. 2002.

_______________________________________
Richard McConaughy,
Chair

___________________________________
Jeannie Carstensen,
Secretary