

MINUTES

KITSAP COUNTY PLANNING COMMISSION

Joint Public Hearing

April 25, 2006

---

1  
2  
3  
4  
5  
6 The Kitsap County Planning Commission met on the above-stated date  
7 at the Kitsap County Fairgrounds, Eagle's Nest Conference Center, 1195  
8 Fairgrounds Road, Bremerton, WA 98311. Members present: Chair  
9 Deb Flynn, John Taylor, John Ahl, Tom Nevins, Monty Mahan, Mike  
10 Gustavson, and Brian Bekeny. Members not present: Dean Jenniges, and  
11 Lary Coppola. Staff present: Eric Baker, Scott Diener, Philip Fletcher,  
12 Rich Fackler, Joseph Coppo, and Planning Commission Secretary,  
13 Brynan Pierce.

14  
15 9:00AM

16  
17 A. Chair Flynn called the meeting to order, starting with introductions.

18  
19 April 11, 2006 Minutes

20  
21 A motion was made by Mike Gustavson and seconded by John Taylor  
22 that the minutes of April 11, 2006 be approved.

23 The vote: Yes-4 No-3. Two members are absent.

- 24  
25 • Taylor-Commented, for the record, that he is pleased to see the  
26 minutes completed so efficiently.

27  
28 Work/Study Session

- 29  
30 • John Ahl-Was not present at the public hearing and will abstain  
31 from today's procedures.

- 32  
33 • Chair Flynn-Asked if staff had any additional comments that the  
34 Planning Commission was not sent, and may need to review.

35

**Kitsap County Planning Commission –April25, 2006**

1 Rick Fackler- Stated the deadline was 12:00PM on Friday, April 22, 2006.  
2 Staff has been compiling all comments and emails related to the Open  
3 Space Plan and they are part of the appendixes.  
4 Fackler explained that the Parks Board is meeting tomorrow night and  
5 they will be reviewing the plan chapter by chapter. At the beginning of  
6 their deliberation, the members were asked to identify concerns or  
7 questions and set that as their agenda. There are also grammatical errors  
8 that the Parks Board did not need to discuss, staff is aware of them and  
9 will fix them.

10

11 • Tom Nevins- Asked if the plan the Planning Commissioners have is  
12 the plan with staff's new edits. Nevins also feels that the testimonies  
13 given were good and some of the stewards should be incorporated  
14 into the document and he is pleased with the document.

15

16 • Chair Flynn- Has some issues that she would like to discuss and  
17 asked if a motion should be made before discussion is held.

18

19 • Monty Mahan- Asked if the Planning Commission's  
20 recommendation will be submitted with the Parks Board  
21 recommendations.

22

23 • Chair Flynn- Stated that the Planning Commission's purpose for  
24 submitting recommendations is different than the Parks Board, and  
25 they will be submitted separately.

26

27 A motion was made by Mike Gustavson to table the deliberation because  
28 he feels that the public did not have ample time to review the habitat plan  
29 or to submit comments. Gustavson feels the Planning Commission would  
30 be giving disservice to the public if they proceed.

31

32 There was not a second to Gustavson's motion, so it was not forwarded.

33

34 Fackler- Acknowledged the lack of the comment period and apologized  
35 for the habitat plan being a last minute chapter in the document. Fackler

**Kitsap County Planning Commission –April25, 2006**

1 stated that most of the habitat plan was from the 2000 Open Space Plan  
2 with some minor changes.

- 3
- 4 • Gustavson-Understands the timeline given, but is agitated knowing  
5 there are changes that the public has not seen.

- 6
- 7 • Chair Flynn-Informed Gustavson that his motion is no longer on  
8 the table.

9

10 A motion was made by John Taylor and seconded by Tom Nevins that  
11 the Planning Commission forward the Parks, Recreation, and Open  
12 Space Plan to the Board of County Commissioners.

13

14 An amendment was made by Tom Nevins and seconded by Brian  
15 Bekeny that staff include language to reflect all community volunteer  
16 activities in the Parks, Recreation, and Open Space Plan.

17

18 Fackler-Stated that has been discussed and an appendix with trail plans  
19 be referenced through the document.

- 20
- 21 • Nevins-Stated that if staff will follow through with the appendix, he  
22 will withdraw his amendment to the motion.

23

24 Fackler-Stated that is his approach.

- 25
- 26 • Chair Flynn-Feels that there needs to be a formal motion.

27

28 The Vote: Yes-6 No-0 Absained-1.

- 29
- 30 • Chair Flynn-Asked if that will include the Barker Creek Corridor  
31 and Illahee.

32

33 Fackler-During the testimony, Tex Lewis thought that Barker Creek was  
34 not included, but it is, as well as Illahee and Clear Creek.

35

**Kitsap County Planning Commission –April25, 2006**

1 A motion was made by Chair Flynn and seconded by John Taylor that  
2 cultural and historical sights be included in the inventory, if possible.

3

4 Fackler-Informed her that it would have to be a policy, but in the  
5 strategies section under management, cultural and historical sights could  
6 be added.

7

8 The Vote: Yes-6 No-0 Abstained-1.

9

10 • Gustavson-Asked how many acres are in the Greenway Plan.

11

12 Fackler-Said that he cannot answer that question.

13

14 Eric Baker-Informed the Planning Commission that he has Greenway  
15 maps to show the Planning Commission, but they are not in electronic  
16 form.

17

18 • Monty Mahan-Asked if the linear number is one that is known.

19

20 Fackler-Stated that he is not aware of it. There was not a need and  
21 demand analysis done for the Greenway Plan.

22

23 • Gustavson-Referenced page 42, stating that increasing buffers is  
24 regulatory, and this is not a regulatory document.

25

26 Fackler-Stated that the Parks Department is not in the position to  
27 increase buffers in regulatory ways. The County would ask the property  
28 owners if they want to sell their property, if they don't then the County  
29 walks away.

30

31 • Gustavson-Asked what an opportunist bargain agreement is.

32

33 Fackler-Informed him that it is a way to purchase land.

34

**Kitsap County Planning Commission –April25, 2006**

- 1       • Brian Bekeny-If the property owner is not satisfied with the  
2       purchase, then shame on the property owner.

3

4       There are a lot of citizens that would like to sell their land to the County.

5

- 6       • Mahan-Asked if the section on page 42 could be reworded.

7

8       Fackler-Stated that it could, the current language was from the old  
9       Greenway Plan.

10

- 11       • Nevins-In response to Gustavson’s question about the opportunist  
12       bargain agreement, usually the County can take the property for  
13       back taxes, typically when the value of the property is less than the  
14       amount of the taxes owed. The County can offer the property to  
15       the Public Works Department and other places in the county.

16

- 17       • Mahan-In his experience, there is not a shortage of people who  
18       want to sell their property to the County, and their expectations are  
19       usually above selling value.

20

- 21       • Gustavson-Suggested defining what habitat is being protected.

22

- 23       • Gustavson-Asked why the refugia study was referenced because it  
24       has had a discredited report.

25

- 26       • Mahan-Asked if that was the salmon recovery.

27

28       Fackler-Typically when much more is owed than the property is worth.

29

- 30       • Mahan-Stated that the tiers are used for grant funding, and it is his  
31       belief that the strategies do identify good corridor, and it is  
32       appropriate. Mahan is not a fan of refugia, but believes it is  
33       appropriate in the document.

34

**Kitsap County Planning Commission –April25, 2006**

1 • Nevins-Because the inventory was done early, it will be hard to have  
2 100% accuracy.

3  
4 • Mahan-Even the technical team will not 100% agree.

5  
6 A motion was made by Mike Gustavson and seconded by Monty Mahan  
7 that the word “refugia” be removed.

8 The Vote: Yes-4 No-1 Abstained-2. The motion failed due to lack of  
9 quorum.

10  
11 • Mahan-If this is something staff feels is appropriate to remove, they  
12 could remove it.

13  
14 • Chair Flynn-The Parks Board could also be making the same  
15 recommendation.

16  
17 • Gustavson-Feels the word “acquire” is in the document a lot, and  
18 wants to know how much land the County can acquire before there  
19 is no County left.

20  
21 • Mahan-Feels that Rick Fackler will want to avoid as much  
22 controversies as possible.

23  
24 A motion was made by Chair Flynn and seconded by Mike Gustavson  
25 that the UGA maps for South, Central, and North Kitsap be included on  
26 page 43.

27  
28 Fackler-Stated that there were maps in the 2000 plan that could be  
29 modified appropriately.

30  
31 • Chair Flynn-Modified her motion by asking for Greenway corridors  
32 and include a policy that reflects the UGAs.

33  
34 The Vote: Yes-6 No-0 Abstained-1

35

**Kitsap County Planning Commission –April25, 2006**

- 1       • Gustavson-Would like to know the target number of acres in Kitsap  
2       County.

3

4 Fackler-Informed him that is in the plan, and almost all of it is from  
5 population.

6

7 **BREAK**

8

- 9       • Chair Flynn-Asked if there are any other comments or questions.

10

11 A motion was made by Mike Gustavson that staff indicate how many  
12 senior centers are already in Kitsap County.

13

14 Fackler-Informed him that senior centers were not part of the inventory.

15

- 16       • Gustavson-Withdrew his motion.

17

- 18       • Taylor-Feels that this is a major document that has once again not  
19 provided adequate public comment, and he is very concerned with  
20 the tone of the plan. Taylor is also concerned with the words,  
21 acquisition, recovery, restore, and acquire.

22

- 23       • Gustavson-Supports Taylor's concerns and also thinks there are  
24 things called for well beyond GMA and will vote against the  
25 document.

26

27 The vote on moving the Parks, Recreation, and Open Space Plan to the  
28 Board of County Commissioners; Yes-5 No-1-Abstained-1.

29 Motion carries.

30

31 10-year Comprehensive Plan Update

32

33 Eric Baker-The next set of workshops will be for the alternatives. Staff  
34 will provide maps that will indicate zoning. Critical Areas has been a  
35 concern from some of the Planning Commissioners and a map has been

**Kitsap County Planning Commission –April25, 2006**

1 produced to show them. Looking at the maps, the area in orange is a  
2 moderate category of geohazards which means there are some slopes and  
3 soil types that are not perfect, but the areas are developable. In the  
4 ULCA, we look at critical areas, and 75% have been removed for  
5 wetlands and streams, and 25% is clusterable. For geohazards, 50% of  
6 wetlands are removed for moderate and high categories. You have an  
7 availability to deal with things with onsite mitigation. Through that, you  
8 have the availability with a no loss net and often times there is money to  
9 be gained with medium and high categories because they can be dealt  
10 with if the CAO and stormwater is met and properly utilized.

- 11
- 12 • Ahl-Recognizes that steep slopes are a concern in the County, and  
13 asked if anyone can identify deep lanslides.

14

15 Baker-Stated that there has not been deep slide areas identified.

- 16
- 17 • Ahl-Stated that caution should be used when speaking about slides,  
18 because you don't know if they are deep or not.

19

20 Baker-Referring to the map, informed him that the areas in orange  
21 usually have deeper slopes than the area in yellow.

- 22
- 23 • Gustavson-Asked Baker if he had the percentage of usable property  
24 in the UGAs that was requested.

25

26 Baker-Does not have that at this time, but will for the next Planning  
27 Commission meeting.

- 28
- 29 • Gustavson-Feels that some citizen's property may be  
30 inappropriately sized due to the lack of data.

- 31
- 32 • Chair Flynn-Recalled an option to include the new CAO in the  
33 ULCA.

34

35 Baker-Stated that no critical areas were created.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

Baker-Addressed the site-specific requests. Kitsap County allowed for one more chance for Land Use Reclassification Requests for property owners not currently located in a Sub-Area Plan UGA and Baker pointed to those on a map. Baker informed the Planning Commissioner's that Commissioner Angel has been meeting with Karcher Creek regularly about sewer. Rocky Point also has concerns about being affiliated with the City of Bremerton. Rocky Point will most likely be in the City and that will be discussed throughout the process.

- Gustavson-Asked Bekeny, a Rocky Point resident, about failing septics.
- Bekeny-Stated that most of the Rocky Point residents have had to purchase new septic tanks.
- Chair Flynn-Asked if there will be a TDR for upzoning.

Baker-Stated that it will be included in the 10-Year update and for future rezoning requests, citizens will have to purchase development rights.

- Ahl-Asked if anyone from the Silverdale citizens advisory group has asked about being incorporated into Bremerton.

Baker-Said that it has been discussed. Baker informed the Planning Commission that he will return on May 9<sup>th</sup> to discuss alternatives, which will start another round of public involvement workshops.

- Chair Flynn-Asked if the Planning Commission will be making recommendations at that meeting.

Baker-Informed her that it is only a work/study session.

- Taylor-Feels that it might be beneficial if one person from each district attends the visioning workshops.

**Kitsap County Planning Commission –April25, 2006**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

Other Business

The joint meeting with the Planning Commission and the Board of County Commissioners has been rescheduled from June 15<sup>th</sup> at Givens, to June 28<sup>th</sup> in the new Administration Building.

A motion was made by Monty Mahan and seconded by Mike Gustavson to adjourn.

The vote: Yes-6 No-0

Meeting Adjourned.

Exhibits:

- A. April 25<sup>th</sup> Agenda
- B. April 11<sup>th</sup> Minutes
- C. Cost to Usage Memo from Philip Fletcher

MINUTES approved this \_\_\_\_\_ day of \_\_\_\_\_2006.

-----  
Deborah Flynn, Chair

-----  
Brynan Pierce, Planning Commission Secretary