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

9:00AM

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

April 11, 2006 Minutes

A motion was made by Mike Gustavson and seconded by John Taylor that the minutes of April 11, 2006 be approved.
The vote: Yes-4 No-3. Two members are absent.

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

Work/Study Session

- John Ahl-Was not present at the public hearing and will abstain from today’s procedures.

- Chair Flynn-Asked if staff had any additional comments that the Planning Commission was not sent, and may need to review.
Rick Fackler-Stated the deadline was 12:00PM on Friday, April 22, 2006. Staff has been compiling all comments and emails related to the Open Space Plan and they are part of the appendixes. Fackler explained that the Parks Board is meeting tomorrow night and they will be reviewing the plan chapter by chapter. At the beginning of their deliberation, the members were asked to identify concerns or questions and set that as their agenda. There are also grammatical errors that the Parks Board did not need to discuss, staff is aware of them and will fix them.

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

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

• Monty Mahan-Asked if the Planning Commission’s recommendation will be submitted with the Parks Board recommendations.

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

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

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

Fackler-Acknowledged the lack of the comment period and apologized for the habitat plan being a last minute chapter in the document. Fackler
stated that most of the habitat plan was from the 2000 Open Space Plan with some minor changes.

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

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

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

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

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

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

Fackler-Stated that is his approach.

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

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

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

Fackler-During the testimony, Tex Lewis thought that Barker Creek was not included, but it is, as well as Illahee and Clear Creek.
A motion was made by Chair Flynn and seconded by John Taylor that cultural and historical sights be included in the inventory, if possible.

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

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

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

Fackler-Said that he cannot answer that question.

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

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

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

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

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

- Gustavson-Asked what an opportunist bargain agreement is.

Fackler-Informed him that it is a way to purchase land.
• Brian Bekeny-If the property owner is not satisfied with the purchase, then shame on the property owner.

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

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

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

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

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

• Gustavson-Suggested defining what habitat is being protected.

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

• Mahan-Asked if that was the salmon recovery.

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

• Mahan-Stated that the tiers are used for grant funding, and it is his belief that the strategies do identify good corridor, and it is appropriate. Mahan is not a fan of refugia, but believes it is appropriate in the document.
• Nevins-Because the inventory was done early, it will be hard to have 100% accuracy.

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

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

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

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

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

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

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

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

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

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

The Vote: Yes-6 No-0 Abstained-1
• Gustavson-Would like to know the target number of acres in Kitsap County.

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

BREAK

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

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

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

• Gustavson-Withdrew his motion.

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

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

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

10-year Comprehensive Plan Update

Eric Baker-The next set of workshops will be for the alternatives. Staff will provide maps that will indicate zoning. Critical Areas has been a concern from some of the Planning Commissioners and a map has been
produced to show them. Looking at the maps, the area in orange is a moderate category of geohazards which means there are some slopes and soil types that are not perfect, but the areas are developable. In the ULCA, we look at critical areas, and 75% have been removed for wetlands and streams, and 25% is clusterable. For geohazards, 50% of wetlands are removed for moderate and high categories. You have an availability to deal with things with onsite mitigation. Through that, you have the availability with a no loss net and often times there is money to be gained with medium and high categories because they can be dealt with if the CAO and stormwater is met and properly utilized.

- Ahl-Recognizes that steep slopes are a concern in the County, and asked if anyone can identify deep landslides.

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

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

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

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

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

- Gustavson-Feels that some citizen’s property may be inappropriately sized due to the lack of data.

- Chair Flynn-Recalled an option to include the new CAO in the ULCA.

Baker-Stated that no critical areas were created.
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 septic tanks.
- 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 9th 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.
Other Business

The joint meeting with the Planning Commission and the Board of County Commissioners has been rescheduled from June 15th at Givens, to June 28th 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 25th Agenda
B. April 11th Minutes
C. Cost to Usage Memo from Philip Fletcher

MINUTES approved this ______ day of ______ 2006.

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Deborah Flynn, Chair

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Brynan Pierce, Planning Commission Secretary