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MINUTES
KITSAP COUNTY PLANNING COMMISSION
October 10, 2006

5 These minutes are intended to provide a summary of
6 the meeting flow and content and should not be relied
7 upon for specific statements from individuals at the
8 meeting.

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**** Please note: Audio recording not available for these minutes ****

11
12 The Kitsap County Planning Commission met on the above-stated date at the
13 Kitsap County Administration Building, Commissioner's Chambers, 619 Division
14 Street Port Orchard, Washington 98366. Members present: John Taylor, Chair
15 Deborah Flynn, Brian Bekeny, John Ahl, Tom Nevins, Michael Gustavson, Dean
16 Jenniges, and Monty Mahan. Staff present: Eric Baker, Angie Silva, James
17 Weaver and Planning Commission Secretary, Christina Lindner.

18
19 **9:00 AM - Vice Chair John Taylor calls meeting to order**, starting with
20 introductions.

21
22 **Eric Baker:** Provides a brief description of exhibits and explains that
23 deliberations have been compiled into one document. The document will be
24 approved and signed by the Planning Commission and then be sent to the Board
25 of County Commissioners for final approval.

26
27 **Gustavson:** Will the Board see the failed motions?

28
29 **Baker:** Yes. They have access to the meeting minutes and recordings.

30
31 **Mahan:** What is the deadline is for minority comment?

32
33 **Baker:** The meeting will take place 10:00-12:00 on October 23, 2006.

34
35 **A motion was made by Commissioner John Ahl and seconded by**
36 **Commissioner Tom Nevins that the Planning Commission spend up to one**
37 **hour reviewing the provided documents in order to formulate questions,**
38 **followed by a "Question and Answer" session lasting until 11:30.**
39 **Following that time, 30 minutes will be set aside for voting to conclude the**
40 **day's business.**

41 **The VOTE:**

42 **Yes: 6**

43 **No 0**

44 **Motion carries.**

45

1 **9:30 AM - Break**

2
3 **During break, Chair Flynn and Brian Bekeny arrive.**

4
5
6 **Chair Flynn:** Are there any amendments on the Findings of Fact?

7
8 **Ahl:** Suggests waiting on the maps.

9
10 **Gustavson:** Page two of Exhibit A, regarding undistributed population.
11 He notes the shortfall of the population with total county numbers and
12 percentages.

13
14 **A motion was made by Commissioner Gustavson and seconded by**
15 **Commissioner Mahan for the following comment to be added: “It is noted**
16 **that total population allocation for Kitsap County for UGAs and cities**
17 **exceed the land capacities analysis by “A” for people, “B” for percentage.”**

18 **The VOTE:**

19 **Yes: 8**

20 **No: 0**

21 **Motion carries.**

22
23 **Taylor:** Can we shorten the verbiage of the findings?

24
25 **Chair Flynn:** The public needs to know what the land, cities, and UGAs
26 are going to accommodate.

27
28 **Ahl:** The purpose of the meeting is to review the documents. Further
29 amendments are not necessary.

30
31 **Gustavson:** When the council opted to put population numbers in a
32 different UGA before the maps were drawn, they picked numbers out of a
33 hat, developing a seller’s market.

34
35 **Chair Flynn:** The overage reflects UGA boundaries for each urban area.
36 If numbers are based on maps, the Commissioners may change one or
37 more.

38
39 **Jenniges:** Discussions continue regarding the addition of textual
40 descriptions. Also brings page five to attention: It’s important to state that
41 the Critical Areas Ordinance was part of the reason why many of the
42 members voted against the Barker Creek exclusion.

43
44 **Chair Flynn:** Put the information under “cons”. The Critical Areas
45 Ordinance should have provided protection.

46

1 **A motion was made by Commissioner Gustavson and seconded by**
2 **Commissioner Bekeny to delete the last sentence in the second paragraph**
3 **on Page 6, and delete the same sentence at the top of paragraph 7.**

4 **The VOTE:**

5 **Yes: 8**

6 **No: 0**

7 **Motion carries.**

8
9 **Jenniges:** If sewers are available in a certain area it should be considered
10 a place to develop.

11
12 **Chair Flynn:** The recommendation is not going to be changed at this
13 point. If desired, a minority report can be submitted.

14
15 **Gustavson:** The motion was to delete the sentence for two reasons: 1) It
16 didn't make sense; and 2) it was never talked about.

17
18 **Bekeny:** It wasn't addressed specifically.

19
20 **Chair Flynn:** Suggests moving on to maps.

21
22 **Ahl:** Why are there two maps?

23
24 **Baker:** One is a comprehensive plan map and other is a zoning map. They both
25 include a combination of zones in larger categories.

26
27 **Ahl:** There is discussion regarding color indications of the Gorst map.

28
29 **Chair Flynn:** The comprehensive plan is too wordy. If it were to say
30 "Urban Commercial/Mixed Use", it would include all categories and be less
31 confusing.

32
33 **Baker:** Agrees.

34
35 **Gustavson:** My comments on Page 1, section 1 were intended for the
36 GMA.

37
38 **Ahl:** The argument seems to prevail. It should be left alone.

39
40 **Gustavson:** Discussions held regarding correct word usage.

41
42 **Ahl:** Exhibit B, page 3 item 2-35: Do the words "only" and "accessory"
43 provide a loophole for attorneys?

44
45 **Baker:** The urban holding areas are supposed to be tailored to public and
46 surrounding properties. Expects it to be an issue.

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A motion was made by Commissioner Gustavson and seconded by Commissioner Jenniges to insert the words “or damage” from the property rights policy so it conforms with the State Constitution.

The VOTE:

Yes: 8

No: 0

Motion carries.

Gustavson: The bottom section of 7-4: Was this voted on?

Chair Flynn: The group moved to amend the policy but wasn't language specific.

Baker: Suggests changing “encourage” to “require”.

Bekeny: The intent was to make the wording strong.

A motion was made by Commissioner Gustavson and seconded by Commissioner Bekeny to change the word from “encourage” to “require”.

The VOTE:

Yes: 4

No: 4

Motion fails.

Gustavson: What is the definition of junk motor vehicle?

Baker: The definition is indicated in the definition section of the text.

Ahl: Page 3, items 2-134: Is there anything that specifically states that a report is to be returned within 28 days? And under which code can it be found?

Baker: The Pre-Application Meeting Summary is a preliminary discussion topic.

Ahl: Is this a gentlemen's agreement?

Baker: Yes. Less than 50% of the meetings become real projects.

Taylor: Is it efficient use of staff's time to prepare for a Pre-App meeting if 50% of the pre-apps fall away?

Baker: It provides a great service and it's helpful to have available. There is a lot of time invested, more than what it costs the builder to schedule the meeting.

1 **A motion was made by Commissioner Taylor and seconded by Chair Flynn**
2 **to approve the finding of facts with the amended changes.**

3 **The VOTE:**

4 **Yes: 8**

5 **No: 0**

6 **Motion carries.**

7
8 **11:45 AM - Mahan exits.**

9
10 **Gustavson:** Page 4 of Exhibit C: The topic of keeping property ownership
11 to family members needs to be addressed.

12
13 **Baker:** If a cousin wishes to move in, it should be allowed. Also, if it were to be
14 utilized at a rate greater than expected, it would not be a gross violation.

15
16 **Gustavson:** Does this prohibit the family from selling?

17
18 **Baker:** No.

19
20 **Gustavson:** The last sentence in the "Proposal Vision" column regarding
21 the reinstatement of development rights: Will the owner know when to go
22 through the process?

23
24 **Baker:** It happens automatically; there is no need to go through the process. It
25 is made clear when it does require a process.

26
27 **A motion was made by Chair Flynn and seconded by Commissioner Ahl to**
28 **adjourn the meeting.**

29 **The VOTE:**

30 **Yes: 7**

31 **No: 0**

32 **Motion carries.**

33
34 Meeting adjourned. 11:52 AM.

35
36 **EXHIBITS**

- 37 A. UGA sizing and capacity table
38 B. Review of Vol 1 Draft Comp Plan/Policy Doc with Comments
39 C. Review of Vol III Proposed Regulations with Comments
40 D. Review of motions/votes re 20-Year Transp funding options

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44 **MINUTES approved this _____ day of _____ 2006.**
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Deborah Flynn, Chair

Christina Lindner, Planning Commission Secretary