

MINUTES

**KITSAP COUNTY PLANNING COMMISSION
Administration Building - Commissioner's Chambers
June 16, 2009 7:00 pm**

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

The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Administration Building – Commissioner's Chambers located at 619 Division Street, Port Orchard, WA 98366.

Members present: Lou Foritano, Linda Paralez, Mike Gustavson, Fred Depee, Jim Sommerhauser and Robert Baglio

Members absent: Tom Nevins and John Taylor

Staff present: Larry Keeton, Dave Tucker, Doug Frick, Jeff Rowe-Hornbaker and Planning Commission Secretary Karla Castillo

7:01:55

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Gustavson to adopt the agenda.

The Vote:

Unanimous

The motion carries

C. Public Comments

7:03:25

Molly Lee, Resident: I wish to have my grievances heard and acted upon. I have 14 acres in Poulsbo's Urban Growth Area and 20 adjacent county acres. Once I became aware that John Johnson was attempting to open the County wide Comp plan and amend the County docket around June 2009, I called the Department of Community Development and was informed that the comp plan would not be opened a letter supplied by Scott Diener 4/22/2009. Apparently, Kitsap County has re-asses opening its comp plan at the special request of Mr. Johnson a letter in your pamphlet dated 4/08/09 from Eric Baker. I would like to have a legitimate answer from the county as to why this preferential treatment is being given to one person. Johnson's county acreage magically appearing on an alternative one no change map Poulsbo's Urban Growth Area as a current Urban Growth property during the 2006/2007 county comp plan update did not follow due process and was quickly corrected by you the Planning Commission at my request to show the appropriate Urban Growth Area boundaries. We demand the same opportunity being afforded to John Johnson to amend the docket for the county wide comp plan. We demand that the petition with the 57 property owners given in your packet at an assessed value of 19 million dollars be given equal consideration to John Johnson property with an assessed value not apparent and be removed from the Urban growth area and be put back into county property. Since the county is considering

Kitsap County Planning Commission – June 16, 2009

1 opening their comp plan to include Mr. Johnson's amendment to the county docket. We
2 demand that the comp plan be opened to all jurisdiction and all citizens within Kitsap
3 County as guaranteed by the Growth Management act and recent rulings by the Growth
4 Management Hearing Board and not just for Poulsbo and John Johnson as suggested in
5 Eric Bakers letter dated April 8, 2009 Also, Mr. Johnson has applied and received
6 Preliminary Approval by Kitsap County for a Large Lot subdivision on said parcel 1
7 house per 4.92 acres a letter in your packet from the City of Poulsbo dated 4/28/09 this
8 contradict Urban Reserve designation at 1 house per 10 acres. Thank you.
9

10 ***Foritano: Asks Larry Keeton if he has a preliminary response?***

11
12 **Keeton: Mr. Johnson submitted a letter to the Department of Community**
13 **Development. The docket is approved by the board of county commissioners. In**
14 **the docket it allows for site specific changes is what they approved. February was**
15 **the deadline for all applications to come in. So all citizens in the county who met**
16 **the requirement which was outside the Urban Growth area it was in rural. What**
17 **happened in Mr. Johnson's case is he did not apply by February. The city when it**
18 **was doing its comp plan as we understand it, Mr. Johnson was informed by the**
19 **City he would be covered in their comp plan that did not occur. It was our**
20 **understanding that the City of Poulsbo was going to do something. It's the City of**
21 **Poulsbo view and we can not do anything outside our jurisdictional boundaries.**
22 **We approached the board for recommendations on how to handle this case. The**
23 **way we view this case is that he was stuck between two jurisdictional issues**
24 **rather than the applicant himself. If he had applied to the county comp plan in**
25 **February he would have been considered just like everyone else. He had been led**
26 **to believe it was taken care of and it was not. The county felt that Mr. Johnson**
27 **needed to have the opportunity to meet the requirement that he desired. The**
28 **application from my understanding is that he is requesting to go from Rural**
29 **Residential to Urban Reserved. Mr. Johnson has applied for a Large Lot but at this**
30 **time it is not approved it is currently under review. At this time we have not seen**
31 **the 57 petitioner's case and can not comment. However, if any citizen would have**
32 **been in this same situation it would have been handled exactly the same way.**
33
34

35 ***Discussion is held on where Mr. Johnson's property is located at and why the***
36 ***City of Poulsbo is involved in this. Keeton explains to the Commission that the***
37 ***County is giving the City of Poulsbo the courtesy of notifying them and getting***
38 ***their recommendations on properties that are adjacent to the UGA or City of***
39 ***Poulsbo boundaries.***

40
41 ***Clarification is made on who the petition is intended for the City of Poulsbo or the***
42 ***County.***

43
44 ***Paralez asks for clarification on whose comprehensive plan this is, the City of***
45 ***Poulsbo or the Counties.***

46
47 ***Keeton responds that this is the Counties Comprehensive Plan.***

48
49 ***Discussion on how Mr. Johnson got caught between two jurisdiction and that***
50 ***more facts will be coming.***

51

7:20:29

Keeton clarifies that this is a directive from the Board of County Commissioners.

D. Approval of the May 19, 2009 minutes

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to approve the minutes of May 19, 2009.

The Vote:

5: yes

1: abstain

The motion carries

7:24:40

E. Directors Update: Larry Keeton, Director, DCD

Keeton gives an update on the status of the Department and the various projects that are going on in the Department.

Discussion is held on the status of the appeal process. Keeton discusses the update to Title 21 and how the mediation process is being added to it and the procedures that are being implemented for mediation.

Discussion is held between Gustavson and Keeton on putting buffers for the critical areas ordinance into GIS. Also, when the Commission may see LAMRID's for Commercial and Industrial.

F. Work Study: Stormwater Design Manual – Dave Tucker, Assistant Director Public Works

7:38:58

Tucker gives an overview of Stormwater chapters and the updates that were made.

Discussion is held with the Commission on how to approach a project of this magnitude.

Clarification is made on what documents the Commission will be looking at and making a decision on.

Sommerhauser requests a copy of the NPDES and where he can locate it at.

Tucker offer to email the location to the Planning Commission.

7:51:18

Discussion is held and clarification is made by Tucker on the LID manual and why it is being presented with the Stormwater manual.

Gustavson refers to the Appendices RT07.1 and voices concerns over the conflict with the critical area ordinance.

Commission requests some comparisons from the old manual to the new and outlining the changes.

Tucker goes over what he is going to say for his introduction at the Public Hearing on July 7th, 2009.

Foritano makes some suggestions on what he believes should be said at the beginning of the Public Hearing.

8:21:27

G. For the Good of the Order: Chair Foritano

A motion is made by Commissioner Depee and seconded by Commissioner Baglio to adjourn the meeting.

**The Vote:
Unanimous
The motion carries**

Time of adjournment: 8:22:40

EXHIBITS

- A. Kitsap County Stormwater Design Manual (Draft)**
- B. Kitsap County Stormwater Design Manual Appendices (Draft).**
- C. L.I.D. Manual**
- D. Memorandum to Planning Commission**
- E. Packet from Molly Chamberlin Lee**

MINUTES approved this _____ day of _____ 2009.

Lou Foritano, Planning Commission Chair

Karla Castillo, Planning Commission Secretary