

MINUTES

**KITSAP COUNTY PLANNING COMMISSION
Greater Hansville Community Center at Buck Lake Park
August 18, 2009 6:00 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
Greater Hansville Community Center at Buck Lake Park
6959 NE Buck Lake Road, Hansville, WA**

Members present: Lou Foritano, Robert Baglio, Linda Paralez, John Taylor, Fred Depee, Jim Sommerhauser, Mike Gustavson, Michael Brown, Tom Nevins and Robert Baglio

Staff present: Peter Sullivan, Larry Keeton, Scott Diener and Planning Commission Secretary Mary Seals

6:00:00

- A. Call Meeting to Order, Introductions
- B. Adoption of Agenda
- C. Public Comments
- D. Approval of the August 4, 2009 minutes

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Depee to approve the minutes of August 4, 2009.

The Vote:

Yes: 7

Abstain: 1

The motion carries

6:05:00

- E. **Work Study: Greater Hansville Area Community Plan: Pete Sullivan, Associate Planner, DCD**

Sullivan reviews the Greater Hansville Community Plan. He discusses the public comments and the public meetings. He reviews the 7/21/2009 Planning Commission work study.

Chair Foritano: *In the latest round of public comments did you get a sense in looking at those that the issue of broad public knowledge and participation of this process had been met, since it was an issue early on?*

Sullivan: I don't have the averages for you. The themes are this; I believe there are individuals that perhaps were involved in Futures or came on mid-way through the game that thought that the process via the Futures or process via the County was not meeting expectations. And I think that those views still hold true to this day and regardless of our efforts to ramp up outreach or try new methods for getting the word out I think there are

1 individuals that feel that it hasn't been satisfactory even though DCD is confident that it
2 did meet the minimum requirements. You will still see comments up through last week
3 that still reflects that.

4
5 ***Sullivan continues with reviewing the planning process.***

6
7 ***Brief discussion is held about the law suite brought against GHAAC and the***
8 ***County by some Hansville community members.***

9
10 ***Sullivan continues with reviewing the planning process and discussion of the 4***
11 ***proposed rezone parcels.***

12
13 ***Diener requests to keep the record for open to receive written testimony until***
14 ***8/25/09. Staff will then mail out the written comments to the commission***
15 ***members.***

16
17 ***Paralez clarifies the scope of what the Planning Commission is to recommend.***
18 ***The approve plan as is and the proposed re-zone of the 4 parcels.***

19
20 ***Keeton clarifies that we are asking them to consider comments and make a***
21 ***recommendation on the plan presented.***

22
23 ***Discussion is held between Gustavson and Sullivan about the Rural Wooded***
24 ***Incentive Program (RWIP).***

25
26 ***Sommerhauser comments about the general public perception regarding their***
27 ***involvement, that they are in fact building the community plan. Over the course of***
28 ***three of these, that that is not the case according to state law. This is just input***
29 ***from the public, just ability to comment on the draft plan. Is my statement***
30 ***accurate?***

31
32 ***Sullivan:*** It is.

33
34 ***Depee asks about page 12 of the implementation plan and asks if those are part of***
35 ***the RWIP?***

36
37 ***Sullivan:*** Yes and it speaks to an interim rural forest zone that I believe pre-dates the
38 current rural wooded zoning.

39
40 ***Depee:*** *And it's already been approved for 300 homes? I thought the rural*
41 ***program was still ongoing. He reads from the document page 12.***

42
43 ***Sullivan:*** Because it's tied to the rural wooded issue, I'm not sure.

44
45 ***Depee:*** *So this statement is not a factual statement, but a presumed statement?*

46
47 ***Sullivan:*** Let me clarify something else; we are in the 'Likely Futures' section. This is a
48 vision narrative, so this is a vision statement.

49
50 ***Chair Foritano asks for more comments from the commission members. None are***
51 ***given.***

1
2 **Chair Foritano opens the Public Hearing.**

3
4 6:54:00

5
6 **F. Public Hearing: Greater Hansville Community Plan: Pete Sullivan,**
7 **Associate Planner, DCD**

8
9 **John Armstrong, Commissioner with Kitsap PUD:** I understand that you are going to
10 take written comments for the next week?

11
12 **Chair Foritano asks staff for clarification.**

13
14 **Diener asks that the Planning Commission keep the record open for an additional**
15 **week for written public comment only.**

16
17 **Armstrong:** I'd like to back to the staff at the PUD. I've been browsing through the
18 utilities section and I find some things in there that I would like to clarify.

19
20 **Chair Foritano asks for a sense of the feedback.**

21
22 **Armstrong:** Yes, there is ample water for the development of Hansville as we at the
23 PUD have been told. The statement is that it is overbooked; it is not overbooked. We
24 have ample water; we've been monitoring that very very closely. As well as the fact that
25 all the water in Hansville comes from Kingston. It no longer comes from Hansville; all
26 those wells have been shut down. We are trying to find alternative sources and that's
27 one of the questions that have come up from the public. We also do not control cell
28 phones or the antennas for cell phones. We have a fiber-optic backbone that comes in
29 from Shelton and runs all the way to Kingston. The cell phones, the companies, we
30 allow them to put their antennas on top of our reservoirs to increase cell phone
31 availability. But in the chart, we and Century Tel are responsible for cell phones. We
32 want to be a participant, a cooperative element in assistance in this growth of Hansville.

33
34 **Chair Foritano:** *I'd ask you also would you speak to, in your written*
35 *documentation, whether, given your professional role in providing water for this*
36 *area that you are comfortable with water quality and water volume, visa vie the*
37 *intent of this plan. That was one of the things I was looking for when I read it*
38 *were specific issues having to do with the provision of water regardless of*
39 *whether it is developed 1-20, whether it's developed under a rural wooded*
40 *incentive plan. And I can get that out of you.*

41
42 **Armstrong:** Let me caveat it with one thing. Yes, but. That dark green area in there; I
43 was here the night that Olympic gave their pitch on the string of pearls. Depending on
44 what is done with that, with that dark green area, we have... But, we're not the zoning
45 people, and frankly, we don't want to be the zoning people, we the three members of the
46 board. There is a statement that runs around the United States; build it and they will
47 come. That's not our policy. You tell us what you want and we'll get it here. The biggest
48 source of water in Kitsap County is in Seabeck. It's an underground lake. We are in the
49 process of putting a pipe in the ground, coming down blueberry hill, hooking up with
50 Silverdale, running through Silverdale's pipe into Poulsbo's pipe. It's coming this way.
51 That is our long term plan. It has been for the 12 years of my work.

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Depee: *So what you are saying that the water in this area is coming from Kingston? You have no aquifer for a major well system?*

Armstrong: There is a very minor, shallow aquifer.

Depee: *So when I look on this map here that shows the developed properties in the area. Are most all those on a public water system and not a well system?*

Armstrong points out which areas are on public water from Kingston. He points out where the reservoirs are that hold that water.

Depee: *Your statement was that if the dark green area, which is the 1-20 area, is going to dictate how much water usage in this area, because you feel there are no aquifers in there?*

Armstrong: We know of another aquifer. **He points it out on the map: it's off the Greater Hansville map.** We drilled a 1200 ft 6" pipe $\frac{3}{4}$ of the way down to 104 and we got sand. Nothing.

Brown: *If we quadrupled the population between 2005 and 2006 and we increased by 40% in Hansville from 1990 to 2000, what does 'we have enough water' support. What kind of growth rate per year?*

Armstrong: Those figures given to us by the County are the figures we feel we can support.

Elizabeth Wilson, Vice-president of Olympic Property Group (POPE): I just wanted to say as you know that we are a large land owner in Hansville, approximately 2,000 acres. We've considered three alternatives for our land. One is to sell it in bulk to a single buyer. One is to sell it in 20 acre parcels, which is currently is divided into. And a third is to do a clustered program of some kind with some bonus density and some significant open space for forest lands. And those three options are the ones that we're still looking at. What ultimately happens will depend on the County, Community and the market. But after tonight there may be a fourth, which is the conservation easement on the whole thing, we are very friendly with conservation easements. We wouldn't be opposed to considering that. We happen to think that the clustered program offers the best use of land and provides the most benefit from our lands to the community. We have been a part of the planning process and are pleased that we have been invited to do that. I would like to offer one specific comment on the most current draft. Policy PR-A2 was stricken in it's entirety from the original draft (p.41). I'm not sure why that happened. But it seems to me that some reference to working with some north end trails group should be in there, whether it's the North Kitsap Trails Association or just something more general.

Depee: *As you know Rural Wooded has been going to 20 years now. You made a comment that one of the alternatives you were considering would be 1-20, which would meet the existing zoning. How would you supply water to those parcels?*

Wilson: We haven't looked at it that seriously. We haven't decided that.

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Sommerhauser: *Other than your specific comment, generally, what do you think of the plan?*

Wilson: I've been part of the planning process and I support the plan.

Sommerhauser ask John Armstrong the same question.

Armstrong: I'm kind of prejudice. I'm a retired architect. I think its one hell of a good job. ***He states that it's less expensive to run a large pipe to multiple unites.***

Steve Carpine, Hansville resident: I generally support the plan as well. There are a couple issues that affect me as a homeowner and member of the community that I'd like to give some input about. They are both issues that were identified during the study and they connect to values that were identified in the study. The first ones was a clean environment, where we value water, air, and the absence of visible pollution. The issue I have is in regards to light pollution and light trespassing in the community and the potential for increase with future development. Basically, everybody knows that light trespass and pollution is caused by designed fixtures and glare that can be created by those. Once you see the effect, not the source of the light, there's economic, environmental impact from light pollution and light trespass and it's my feeling that the current ordinance regarding outdoor lighting is outdated, inadequate and unenforceable. I would encourage you all to read it. My understanding is it pertains to gas furnace. I've tried to research the history of this ordinance and I haven't found it yet. I think there are solutions and I'd like to see the planning commission explore that to help the County adopt a more enforceable outdoor lighting ordinance. The second issue connects with value # 4 and that's peace and quite; where we value a serene peaceful environment and our personal privacy. The personal experience I have with that in my neighborhood is with animal noise, primarily habitual nuisance dog barking. This has become a big problem for me and my family. I think that the current ordinance is also inadequate and not enforced and I would like to see some review on that. One alarming aspect of this is in the current system you are required to keep a barking ledger and it's not very effective. I've used the system and it can work at times, but the problem is that it just isn't enforced and there is no way to enforce it. In July I contacted animal control and was alarmed to find that due to County budge cuts that they were not enforcing animal noise complaints. ***He explains the steps he has taken and that he was informed that they had ceased this part of the enforcement.***

Gustavson: You talk about two issues that are countywide issues as opposed to being handled by a Hansville Plan. What problem does this plan solve for the Hansville community? What's the benefit of having a plan at all?

Carpine: For me it is to see some County involvement, government involvement as far as the growth of the community. We've identified some things that are important to us in the community, and to try and maintain some of those.

Sommerhauser: I take it you'd like to see both value one have something on light pollution and trespass across boundary line and also on noise for value for. And I take it you'd like to see it strengthened in the area of discussion on that?

Carpine: Yes.

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2 **Gary Paulson, Hansville Resident:** I got involved with Futures from the very beginning
3 and it was a great process to see go forward and it really was quite an enlightening
4 piece of information that you probably will see. I'm only up here to say thank you for
5 everyone involved in this process. Having gone through the whole cycle is very
6 rewarding. It's nice to see the plan happening for the community. Because it's
7 something that is proactive, we're taking a look of what's going to happen in the future.
8 A lot of things we want, a lot of things we came up here for. And we're trying to hold on
9 to that and this plan is hopefully that is going allow that to happen.

10
11 **Chair Foritano asks if he has a view on why do this plan at all.**

12
13 **Paulson:** That's what I was just trying to indicate. We wanted to bring all of the
14 community together and say; "What do you like?" and I think Pete pretty well described
15 when we looked at what we wanted as far as the Futures. We developed values and
16 such. How do you want this area to look? And what we have now that we love. What
17 we wanted to have is some mechanism to allow that to go forward with public
18 involvement rather than having it changed by some large entity coming in and changing
19 this without us having any ability to give input. And this kind of focuses everything in one
20 direction. And that's what the Futures was for.

21
22 **Barbara Fox, Member of the Planning Committee:** I have two things to talk about.
23 One is, as a member of the Planning Committee, ten of us put together of the minority
24 report. We submitted it tonight. We hope that all of you receive a copy of it so you
25 understand what our concerns are about this report, for the plan. I also want to address
26 some of the issues that we have. The County, we feel, has a responsibility to provide
27 the residents of our community with a plan that addresses the issues that we are facing.
28 However, we don't see very many goals and policies in this plan to protect the area. A
29 huge portion of our community is undeveloped land; undeveloped land that was
30 originally purchased for timber rights, but now has the potential to be developed into
31 homes. Members of the Planning Committee made several suggestions for goals and
32 policies regarding new development in this area which would protect neighboring
33 properties. Those recommending goals and policies were not included in the plan. As
34 instructed by Pete and Larry our committee reviewed other community plans to identify
35 goals and policies that relate to our concerns. Due to the current problems in our area
36 with stormwater run off, the Planning Committee members found many policies to
37 address that issue. Unfortunately, there appears to be only one very vague goal for
38 stormwater run off written into the plan. We wanted policies that would implement
39 regulations that would avoid, minimize, and mitigate erosion, sedimentation, and
40 stormwater runoff problems including steam and shoreline erosion related to land
41 clearing, grading, development and roads. Our committee also wanted a policy stating
42 the management of stormwater should be as close to its point of origin as possible. I'm
43 going to submit this tonight and within that is a list of all policies related to stormwater
44 that our committee wanted in the plan that for some reason isn't in there. If you've read
45 the Brown and Caldwell report... **she continues to read from written comments**
46 **submitted (See Barbara Fox written comments).** I would like to point one thing out
47 that was brought up tonight. You talk about publicizing this and you look at this room
48 and tell be how many people are sitting here. And I would say that if you drive back out
49 tonight, look at the big sign on the corner of Little Boston and Eglon that the County paid
50 for for us to post signs notifying the community of meetings. There isn't a sign there

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1 telling people that this hearing is taking place which is why we have a poor attendance
2 here.

3
4 **Gustavson:** *I have an added concern, operation this plan will cost some money
5 at the tax base. I'm going to ask Larry later on what he is going to give up out of
6 his budget to support Hansville. **He recommends that they add that to their
7 minority report.***

8
9 **Paralez:** *Your issues on stormwater are they unique to Hansville or are they
10 questions about the County's stormwater management plan for the County?*

11
12 **Fox:** I only know what happens up here. I only know we have issues with stormwater. I
13 live in Driftwood Key, which is a large portion of the community up here and we had
14 Brown Caldwell, from the County, put them together and them do a report for us. So I
15 can't tell you that our problem is unique or not unique, I don't know. I can simply say we
16 have a lot of stormwater runoff up here. And we wanted that addressed in our plan and
17 so we looked at other community plans.

18
19 **Paralez:** *So I guess what I'm saying is that there is a stormwater management
20 plan for the County and are you are saying that that is not sufficient?*

21
22 **Fox:** No.

23
24 **Paralez:** *So, you want a stormwater management plan unique to Hansville or
25 you want the County to have a better stormwater management plan for the
26 County?*

27
28 **Fox:** That would probably be great if there was a better stormwater management plan
29 for the whole county, but I wanted to address our particular needs and ask for things that
30 we not in that plan.

31
32 **Depee:** *You might want to get a hold of Dave Tucker who is currently doing a
33 revision of stormwater which may take care of some of the concerns you
34 addressed.*

35
36 **7: 25:00**

37
38 **Laurie Wigenstein, Hansville Resident:** ***She reads from written statement...see
39 Laurie Wigenstein comments.***

40
41 **Depee:** *You say there are 3000 residents. You say the 386 responded to the
42 survey in 2004. What do you feel should be done to get all the rest of these
43 people in. That's less than 10% that were involved. I want to know what you feel
44 could be done to rectify what you feel is a wrong in the fact that not all people got
45 their voices heard.*

46
47 **Wigenstein:** You need to survey the community, not 4 ½ years ago.

48
49 **Depee:** *Who is 'you'?*

50

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1 **Wigenstein:** The people working on the plan; the planning committee, DCD. A survey
2 needs to be taken asking the people of Hansville, who live here now, including those
3 people from 4 ½ - 5 years ago, but there are new people and there people who have left.
4 It needs to be done in a timely manner. When the survey is distributed it needs to be
5 mailed to people, specifically as a survey, stand alone. The people need to be told this
6 is a survey that will be used to develop a county plan, not a Futures project plan, in its
7 official capacity so they know it's important.

8
9 **Sommerhauser:** *How did you find out about this meeting?*

10
11 **Wigenstein:** I was involved in the planning process and I saw this sign on the corner
12 that I believe NKPCC put up.

13
14 **Sommerhauser:** *Do you think that this meeting was well advertized?*

15
16 **Wigenstein:** Well, I knew about it, so I can't really comment about how other people in
17 the community perceive it.

18
19 **Sommerhauser:** *I did a count a couple of minutes ago and I think we were up to
20 28-30 people. That after being advertized, I know in the paper, I know on the
21 blog, I know a lot of other places. I will be interested to hear from the rest of the
22 folks how many of them share your opinion. When you advertize widely, you got
23 an opportunity for the public to come and tell us about this. This is, unfortunately,
24 in most of our experiences, this is about normal. I know that you would like to see
25 a survey, but I'm not sure that that is the responsibility of the County for a survey.*

26
27 **Wigenstein:** I think that if you are going to get the broadest range of opinions from the
28 community a survey needs to be done. There are people who work, who commute long
29 distances, who have small children, who find it difficult to attend meetings. I know
30 someone who works third shift, has trouble being at meetings like this. The best way to
31 get the largest amount of input from people is to send them something specific, tell them
32 how it's going to be used.

33
34 **John Scarpelli, Hansville Resident:** *States that a lot of his concerns have been
35 addressed already including the sign not posting the meeting and objection of
36 GHAAC being use to represent Hansville and expresses concern about the
37 GHAAC members stating that they do not have time, as volunteers, to deal with
38 the constituents that they represent.*

39
40 **Taylor asks about the sign.**

41
42 **Gustavson:** *I'm still trying to figure out why we wrote this plan to start with,
43 what's it going to do for us?*

44
45 **Scarpelli:** I'm not really sure why. Things seem fine out here to me now.

46
47 **Depee:** If you don't see any reason to change it, then what is being changed in it
48 that you don't like? What is it specifically that you do not like?

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1 **Scarpelli:** I'm looking at what they've proposed here on the re-zoning, which is my main
2 concern, it doesn't seem like there's a whole lot changing. On this map that's posted
3 here, I don't object to anything there. I have not read the whole plan.
4

5 **Sommerhauser comments that none of the community counsels in the County are**
6 **elected, they are appointed. They volunteer through the County.**
7

8 **Scarpelli: No, I was not aware of that.**
9

10 **The public comments that that is not how the GHAAC was appointed.**
11

12 **Marion Kling, Eglon Resident:** From Eglon, which sad to say has been usurped by the
13 designation Greater Hansville, and indeed Eglon is not Greater Hansville. Eglon is older
14 than Hansville technically and many people living in Eglon do not appreciate being called
15 Greater Hansville. So if you have anything to say or any influence I would really
16 appreciate a consideration to have the name not be Greater Hansville Plan, but the
17 Hansville, Eglon Plan; which would be far more fair and appropriate. I'd like to digress to
18 answer a question; one of you asked about the zoning. It appears that on both of the
19 lower green maps it looks as though that the Hansville wetland is designated for
20 development. **(She points to the map)** One of the first values from Futures is protecting
21 the environment. Then you go back to page 32, which is 'Economy' in this packet, it
22 talks about relieving the development restrictions on the wetlands in Hansville. It really
23 contradicts; first of all they value protecting the environment. Then within the goals and
24 policies they're talking about relieving wetland development. So that to me makes no
25 sense. I'm a firm believer that wetlands need protection. Speaking of the wetland, some
26 of you may have been around here long enough to know that John Horsely was a
27 commissioner in Kitsap County, he stated one of the biggest mistakes he ever made
28 was allowing the wetland to be filled in Hansville for the post office. That was after he
29 left office. But it was in the newspaper and I thought, "Yes, John, you're right, it
30 shouldn't have been filled in." **She describes the process of filling in the wetland.**
31 Regarding the plan, it was the Futures document; I was part of the '93 plan. Some of the
32 terminology in the Goals and Policies, I have them noted to give in a packet to the
33 secretary, are quite vague. Develop incentives; what are incentives? Improved
34 downtown Hansville, what does that mean? What is improved? Build more buildings?
35 You as Planning Commission people you examine these details and do you come
36 across and say; "well, gee this word improve, what does that mean?" I would urge you,
37 please, to look at the language because it is vague and in many places unclear. There
38 are quite a few goals without actions. **She asks about the emergency evacuation**
39 **road.**
40

41 **Sommerhauser:** *On the zoning issue, if I'm not mistaken, all of the re-zoning is*
42 *changing from commercial to rural residential?*
43

44 **Kling:** On this map, no, that's separate. That rural residential is on the east side of
45 Hansville Rd. This map shows the west side of Hansville Rd.
46

47 **Sommerhauser:** *There shows no re-zoning on the west side of Hansville Rd.*
48

49 **Kling:** But that shows development to be allowed. Correct?
50

1 **Discussion and clarification about zoning and wetlands, that it is as it exists today**
2 **and a year ago and the year before it, and it will not change as a result of this plan.**
3

4 **Daria Nelson, Member of the recent Planning Committee:** I object to a huge plan
5 that is full of mostly visioning. The Futures project was a lot of visioning and it was a
6 complete and finalized plan. I acknowledge the efforts and the information that came out
7 of them. But I object to it becoming our community plan. I served for over a year on our
8 recent community planning committee and I don't see any of our work, or very little in
9 that document. I worked on the most recent community planning committee and I don't
10 see any of our work, or very little, in that document. I object to this plan to being full of
11 outdated data from the value survey and the Futures project and outdated terminology.
12 That's why I object to that moving forward with a lot of out dated information. I object to
13 our plan being vague and unclear; it's almost like someone did not proof read it. There
14 are policies that read as visions, with vision language, as opposed to directive language.
15 I feel that DCD, in an effort to save time and come under this approval date, by
16 December, chose just to implement the Futures project as our plan. I recommend our
17 plan, I believe, it should be in the format of the traditional model. The rest of the Kitsap
18 County Community Plans are fact based, concise and more specific in what they ask or
19 direct. If you go to the DCD website to look at the final draft, what you see is the
20 preliminary draft. So, we have not seen the final draft. Only one element, the
21 Implementation Plan, is in final. There are three beginning sections that are under
22 construction still, so how can we comment on that. I would like that to be put out in final
23 draft so we can see it and comment on it. In the executive summary, in the preliminary
24 draft, it states: "This community plan formally establishes the name designation 'The
25 Greater Hansville Area' for the entire north end." This is the idea of just a small few. Its
26 causes a great divide in our community and much anger. I request that this statement
27 be eliminated from the plan; a name designation like this needs to be decided by the
28 residents and property owners in the area. Another point; it has been a long standing
29 goal of Hansville and part of the long established Hansville Greenway Association work
30 plan to acquire and preserve the downtown Hansville wetlands. We in the planning
31 committee requested that this be a goal/action of the plan. Instead we see policy ECA1
32 which directs relieve wetland development restrictions. I request that policy ECA1 be
33 eliminated and be replaced with 'acquisition and preservation of the downtown
34 wetlands'. I also request to be added to the plan, goals, policies, and actions addressing
35 public participation for all planning and outcomes related to plan implementation. Along
36 with that would be best practices communication strategies.
37

38 **Brown:** *Do you think it's the label or the plan?*
39

40 **Nelson:** I think it's the plan. I feel the planning committee members, some of us, were
41 working very hard, we studied a lot of different plans, as we were directed to; to look at
42 other plans, goals and policies and actions. The planner said 'why re-write the plan' and
43 we did that and we came up with a lot of things to work with. I feel that our plan, much of
44 the time, was poorly facilitated, so we didn't have the direction. You keep asking for the
45 purpose, we didn't have good direction. So, I feel it's the whole plan, I feel a lot of
46 specifics are missing, and I feel that we should keep going.
47

48 **Sommerhauser:** It sounds to me like ECA1 is in the economic section and I
49 think what you're suggesting probably belongs in a different section.
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51 **Nelson:** I would say probably in Land Use.

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Sommerhauser: Your concern about it is on the development statement or you want a separate goal or a policy in the Land Use area about preserving the wetlands.

Nelson: I would like to see the ‘relieve wetland development restrictions’ eliminated from economy because I don’t... When the goal is, and has been for many years, to acquire and preserve those wetlands it would help if we are not relieving wetland development restrictions that would allow development there.

Sommerhauser asks staff what is meant by relieving wetland related development restrictions. Are we saying in the plan that we are going to relieve wetland restrictions?

Sullivan: In planning committee discussions the question was raised what should happen to downtown Hansville. Should it be improved? **He further reviews the questions raised about what downtown should be like.** The mention was made that even if we did want to do that its all well and good because the wetlands there are so substantial that you couldn’t develop it anyway as it is because of septic requirements and things like that. So relieving that through a TDR program or some way that....

Chair Foritano: *So the answer is yes?*

Sullivan: Yes.

Chair Foritano: *The intent was that this plan as it was written to relieve those restrictions.*

Sommerhauser: *There was no intent to change Critical Areas Ordinance or anything like that but to use alternatives that are already available in those ordinances if development wants to proceed?*

Sullivan: That’s what its suggesting or if a future work program development.

Depee: What would you name it? You said you didn’t like ‘Great Hansville Area’.

Nelson: It doesn’t need a name. It’s Hansville, or Eglon a Historical Community.

Baglio requests that Neslon submit specific changes so the planning commission could look at those when we get together next time.

Nelson: Will they be read?

Chair Foritano: *Absolutely, it’s our job to do that and we take it seriously.*

Paralez: If this specificity exists and it can be added to the record we would appreciate it because it is our job to read.

Nelson: It may be somewhat difficult because we were eliminated from the planning process, so a lot of the work we were doing we stopped.

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Gustavson: Does the work that you did go beyond protecting the wetlands in downtown Hansville? What's the benefit of doing the plan in your eyes?

Nelson: Our objective was not very clear. Most people, I believe, were interested in preserving the rural landscape and character of our area. Most people knew growth was coming and I believe, wanted to work towards guiding that in a way that would help maintain the area as close to what it is as possible. You know the new guy is coming so you do the best you can to accommodate that in a way that the community would be happy with.

Taylor: *You used the word eliminated from the plan. How do you mean eliminated from the plan when there has been so many meetings over the years?*

Nelson: I wasn't part of the Futures project. I was part of the Hansville Community plan which started in September/October 2007. Why I said eliminated is when the County budget got cut the planners decided to stop coming up here. And they said 'we're not working with you anymore'. They did say they were going to email information out to interested parties, they did not. That was the plan element, when they decided they were going to write the plan, they were going to email the plan elements as they went along for our input. That didn't happen.

Break: 8:03:00

Reconvene: 8:10:00

Carol Wood, Hansville Resident: I got involved with the Hansville Community Planning Committee back in September 2008. That September meeting consisted of editing a handout with draft vision statements. Before I joined the effort they had discussed the vision statements only, not Goals or Policies, environment, parks and rec., land use and economy. I jumped in the game when we were going to look over and draft up/edit public services, public infrastructure and transportation, this is as far as they got. Those draft statements have somehow become a community plan with only 6 community meetings and 2 open houses. I believe it was sited that there were 48 committee members at that point that in time. There wasn't even half that many in the room that evening. We grew to a group of 50 some odd people, but yet I only ever sat in a room of 10-20 people. Where were the others? ***She continues to read from submitted written statement (see written statement of Carol Wood)***

Ralph Marsh, Driftwood Key Resident and part of the KC Transportation Advisory Group: I would like to amplify the lady from Eglon's point about the single road into the north end. There was fatality accident by the Little Boston and Hansville road intersection, about 4 or 5 years ago, that shut down the whole north end from access or egress. There is a one mile stretch between that point and 288th street that is the only access to the north end. That is not acceptable. Does this plan include something to rectify that? I'd like to see at least three different options to get another access. Is the Hood Canal to Hansville crossover road going to be into the plan? I couldn't tell if it was included or not.

Chair Foritano: *It's not in this plan.*

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1 **Marsh:** I think it would be negligent if it was not include that as an option. 'd like to see
2 anything but footnotes and comments from what I picked up tonight about transportation
3 and circulation. I'd like to see a more complete road improvement plan as a part of this
4 long range plan. 20 years down the road someone is going to ask why this isn't in the
5 plan.

6
7 **Sommerhauser:** *Are you suggesting that the plan boundary should move south*
8 *from where it currently is down to 288th?*
9

10 **Marsh:** Absolutely and there was one comment that I read in here referring to such road
11 connecting 288th with Animal place or something.

12
13 **Sommerhauser:** *It appears to me that the reason that those are not discussed*
14 *in the plan is because the plan boundary stops north of where you are talking*
15 *about. Do you want to expand the plan that far south?*
16

17 **Marsh:** Absolutely

18
19 **Brown:** *Since you have experience in transportation, should the road problems*
20 *in North Kitsap be in a Countywide plan or in a Hansville plan?*
21

22 **Marsh:** Both.

23
24 **Fred Nelson, Hansville Resident, member of the Planning Committee:** During the
25 planning process I also served as a volunteer facilitator for the plan during the open
26 houses. There were a lot of intelligent comments and questions and there were a lot of
27 dumb comments and stupid questions. The Futures process was divided into four
28 distinct committees. It was advertized through a 4 page supplement that was put out in
29 the Hansville Log. The Hansville Log is sent, bulk mail, to every mail stop in Hansville
30 and also by postage to residents in Eglon. So, it canvassed the entire area. We had an
31 excellent turn out for the initial meeting. The Futures project was well attended it was
32 well advertized and it got a lot of attention. All in all, The Futures project involved more
33 than 200 residents. The initial survey that went out to the community was included in
34 that 4 page supplement, it went to over 2200 mail address and we had over 300
35 responses. I spend many years in the public relations business putting surveys together
36 and a 10% return is a wishful return for a lot of surveys. It did echo what most of the
37 residents were concerned about and that concern was the future of Hansville. Were we
38 going to have a resort with a hotel or roller coasters or a lot of development, the
39 residents said "no, that is not what we want. We want the rural community to stay intact
40 as it is today." And that was where we came up with the value statement. It's the core
41 of what this community believes in, it is the core of how we directed the comprehensive
42 plan. We want that plan. I want that plan. I don't care if you change the name of it to
43 from Greater Hansville Study Area, that's not the point. The point is that it's important to
44 the residents of this area that we can look to the future. We can have small changes in
45 policies, in goals, but the overall plan I urge you to accept.

46
47 **Sommerhauser:** *In the Futures survey, did you have any way to quantify that*
48 *from those that responded to the survey and then those that participated beyond*
49 *that. Was it all just people that responded or did you have people that showed*
50 *up that hadn't responded that somehow found out about it.*
51

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1 **Nelson:** I think it was probably a combination of both.

2
3 **Sommerhauser:** *Do you feel there is anything in this plan that doesn't comport*
4 *with what you hear from the Futures response and process?*

5
6 **Nelson:** I think there's a lot more detail in this plan than we had outlined in the Futures
7 process. I think that's absolutely necessary. We need policies and goals to direct us.
8 The Futures project was looking at the future and asking 'where do we want to go' and it
9 provided the road map, but it didn't provide the arterials to get to the central road. That's
10 what this plan is meant to do.

11
12 **Emma-Jean Hemmingway, Cliffside Resident:** I was a member of Futures and I was
13 elected to become a member of GHAAC through the ladies aide society. And what they
14 did is elected me for two years and now there is a new member had been put on the
15 committee. Sometimes people think I left because the night that Pope and Talbot was
16 there with their string of pearls. That was one of the things that I thought being a
17 member of GHAAC and GHAAC being connected to the County would protect us from.
18 What would be the benefit? I thought the benefit would be that they wouldn't let
19 something like the string of pearls come in, build their 300 houses, give us a little piece
20 of public land, and turn our community and Port Gamble, etc. into a recreation area.
21 Another benefit that we got are the speed bumps. I live in Cliffside; I can now cross the
22 street to get the mail. I have recently become a foster grandparent to my two great
23 grandsons and they are able to ride their bicycles along the road. But I heard tonight
24 that maybe, you look for a solution, that maybe Cascade Land will buy this Pope and
25 Talbot property. I am still in favor of a cross roads connection. In the Futures meeting
26 we did bring it up, we brought of many things like this, but there wasn't a large
27 consensus at that time because they feared that Pope and Talbot wouldn't sell or donate
28 that land. However, right now they are clear cutting part of that same land and a cross
29 connector would certainly help to eliminate the speeding problems. ***She give a***
30 ***summary of her point; keeping Hansville rural.***

31
32 **Sommerhauser:** The cross connector road, would that fall within the proposed
33 plan boundaries?

34
35 **Hemmingway:** Yes, I circulated petitions for the cross connector roads 15 years ago.
36 Everybody wanted it, again it was the budget and the fear that we never moved forward.

37
38 ***Sommerhauser suggest that she submit in writing anything that is not in plan that***
39 ***should be there for review.***

40
41 ***Sullivan references the plan regarding the cross connector road; pg. 49 in the***
42 ***Transportation section, policy TD-2.***

43
44 **Linda Redling, Chair of the Planning Committee:** ***She apologizes for not having***
45 ***the signs posted for this meeting and reviews where the meeting was published.***

46 I want to clarify a few things that Pete said in his presentation. We had a start of 40
47 members for the committee, by the end there was 58 members of the committee.
48 Nobody was refused, nobody was turned down; anybody who wanted to join was
49 allowed to join. We had an attendance, normally, at the average 12 members and an
50 average of 5 guests at every meeting. The reason the participation went was because
51 GHAAC members had gotten a lawsuit against them. We heard many complaints from

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1 citizens in the community that said they did not want to come and sit in a room where
2 individuals on the planning committee were suiting GHAAC. They also did not want to
3 have their voices or emails, etc. in the hands of individuals so they could possibly end up
4 in a lawsuit. They did participate to Pete and to myself through emails, phone calls or
5 conversations of what they would like to see in the plan. There are over 300 pages of
6 documentation of the community would like to see. The community wants the area to
7 stay rural and the community would like it to continue to stay that way. ***She states that***
8 ***she will submit more in writing.***
9

10 **Gustavson:** Did you ask that the zoning be changed to keep the area more
11 rural?
12

13 **Redling:** The one area where the post office and the store is right now, the Greenway is
14 looking at trying to purchase that property so it will stay wetland.
15

16 ***Chair Foritano asks if she is comfortable with the plan as it is.***
17

18 **Redling:** I fully support the plan the way as it is now. This plan was built for futures and
19 how the community should look down the road. This was not an action plan that we
20 were to do right now. The speed bump was a separate committee that was formed. If
21 something else needs to be fixed it needs to be addressed in the complete plan, but also
22 individual little plans need to be worked on. You can't take everything and say well 20
23 years down the road this is going to happen today, these things need to be worked on
24 and the community has to understand that.
25

26 **Diane Harvey, Driftwood Key Resident:** What got me interested in this process were
27 the speed bumps. So, I started coming to what was referred to as GHAAC. My first
28 meeting I realized I had to sit in the proper space to ask the question. So then I paid
29 more attention. One of my first questions to the fellow from the County was that I'd like
30 to know what the purpose of this was. This whole thing because everybody there
31 wanted to know the same thing and there was a lot of people there. And a lot of those
32 people worked on all those plans for all those years. I've been here long enough to
33 know about the cross connector roads. And I have those documents; the ones they said
34 no to. But my question was never asked, 'why has the County or anybody wanted our
35 input?' The whole process has changed here because normally they do what they want
36 to do. So I asked, 'what plans to you have on the books for Driftwood Key?' 'Oh no,
37 nothing, we don't have anything on the books.' Norwegian Park and Point no Point, both
38 of those are contentious issues. The reason I'm concerned is because I didn't like the
39 process. I voted someone in to take care of these issues for me. And as I served on the
40 Board in Driftwood Key for 6 years I had to go to the County for stormwater problems. I
41 tell you they were out there like that fixing them, no problem. So I'm saying when the
42 County wanted us to come here and talk to us about something, they put a notice and
43 there's 300 people sitting here. So I couldn't understand why we had to have this another
44 process in-between when there was no problem with the other process. I'm not the only
45 one who felt this way. Normally, this place would be paced with people if they knew
46 people were here tonight, because they are interested, but this issue, they are burned
47 out. This vision, I don't like visions. I talked to somebody from the County today and I
48 said, 'my vision of Hansville is not Sterling Heights, not Chatham Hill, which is not getting
49 any love, I don't like Whitehorse and then I picked up the paper and on Bainbridge Island
50 they have a disaster down there. And I'm saying I haven't seen this plan we have here,
51 but the plans we have so far aren't looking too good. And yet people want to develop

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1 and develop. You guys are responsible for that. Maybe we can talk later and find out
2 what the plan is because we haven't seen a final draft. There's nothing here tonight for
3 me to look at. Going back to the reason for it, we don't really know the reason for the
4 participation that you want us to give you to this degree. Everybody wants this place to
5 stay the same. The other thing I want to say is 'Greater Hansville', I object to 'Greater
6 Hansville'. I live in Driftwood Key; I don't live in Greater Hansville. It may not make any
7 difference to you, but it does to me and it does to the people at Eglon. They have a
8 history in Eglon and it's very important to them. And to group us all together makes it
9 easy to manipulate one group, easier than if we are all separate. The other thing that I'm
10 concerned about is carbon footprint. It's not addressed in the plan. The other thing that
11 I would like to say is the people that were appointed to the committee of GHAAC, is
12 there an RCW that covers that so that we could understand how the process works
13 better?

14
15 **Sommerhauser:** There is not an RCW there is a County Ordinance.

16
17 **Brown:** You talked about plans to reduce the carbon footprint. What are the top
18 five issues that need to be addressed in that very broad category?

19
20 **Harvey:** That's what I'm asking. I'm not sure what they are and that is what I'm asking
21 about. When I asked when we broke up into groups, the fellow from the County said
22 that the legislators were busy working on that and they would be working on that issue.

23
24 **Brown:** You don't have specifics?

25
26 **Harvey:** No.

27
28 **Dennis Cziske, Hansville Resident, member of the Kingston Ferry Advisory**
29 **Committee:** I served early on in the development of the Futures and quit my
30 involvement there so I could participate with the ferries. Early on when we formed up
31 and started out we were aware that there no specific plans, there were no visions for our
32 area here. We were exceedingly concerned that if you didn't know what we wanted in
33 our area that you would approve things that we felt were adverse to things that we
34 wanted and wanted to preserve and wanted to continue and wanted to obtain for our
35 area. So the people that dedicated their time, effort, blood and sweat and tears to
36 produce the Futures and to produce this plan, this plan has come out. I have thought
37 that certainly there are areas that could be improved and certainly there are areas that
38 are probably overwrought. For the large part, it's a good plan. **He thanks all those**
39 **who worked so hard on it.**

40
41 **Alex Kosin, Hansville Resident:** As far as they've gone, I have no problem with the
42 proposed zoning changes. But I'm a little surprised about the Norwegian Point Park.
43 That was acquired using State grant monies which was managed by the County. This
44 was established as a Passive Use Waterfront Park. Now we find out that it is zoned
45 neighborhood commercial. All of the other County parks in the area are zoned Parks
46 and Open Space. I'm not sure why that one is an exception. In addition, there are other
47 lands that the Greenway or the County has acquired that are not reflected as zoned for
48 Parks and Open Space. If were doing zoning changes we might as well update them to
49 reflect what is currently established. Most of us moved here for the rural nature of the
50 area. We did not expect a business center here; we were fully prepared to commute into
51 Kingston or Poulsbo for our needs. We did not move here because this was going to be

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1 an art or cultural destination and this kind of verbiage should be eliminated from the
2 vision statement.

3
4 **Judy Foritano, Hansville Resident, Past Chair of GHAAC:** First of all, GHAAC is a bit
5 different than the other advisory councils. ***She explains the function and structure of***
6 ***GHAAC. She explains how the Greater Hansville was named and that it had to do***
7 ***with inclusiveness and to say that we are a community.*** Commissioner Gustavson
8 you have asked about ‘what’s the problem’ and I think it’s there was not problem. The
9 only problem that existed was that we loved the rural character of this area. And as we
10 looked at what we knew would be inevitable levels of growth, how do we maintain the
11 best parts of our community without giving up and being at the behest of someone else
12 making decisions for us. That took close to four years. An evaluation of what is taking
13 place in each of those elements that we talked about. And secondarily then, what is our
14 likely future if we don’t get a hand in this? And people decided that the like future was
15 not the future we preferred. In fact, when you built the values in that meant that things
16 had to be changed and the preferred future was the one we wanted. So it is a forward
17 looking, visionary book and at the environment that we did want to maintain in this area;
18 perhaps different from some of the other kinds of plans that you’ve had the opportunity
19 of working on. ***She thanks all those who have worked so hard on this process.***

20
21 **Gustavson:** *The County lives with some constraints, parcels exist, were divided*
22 *long ago before growth management.....Under growth management this part of*
23 *the County was zoned rural, the minimum is 1 house/5acres. You are familiar*
24 *with our Kitsap County Zoning Code and Use Tables. Is there any specific*
25 *request for changes or modifications to the Use Tables or the Zoning Code under*
26 *this plan?*

27
28 **Foritano:** Not to my knowledge. Actually it can. We recognize that there are historic
29 situations that exist and if you read the documentation I believe Pete has picked up on
30 the language that the Futures process did which is rural feeling character. We know that
31 development will take place, but if we can maintain the rural feeling in this area that is
32 the desired element for the citizens here.

33
34 **Chair Foritano:** *But no specific zoning changes in this plan.*

35
36 **Gustavson:** *But does that involved Design Standards, how do we get there?*
37 *How do you develop the rural feeling without what we already have? We have*
38 *the Zoning Use Table; we’ve got all that stuff in place. Is there something I’m*
39 *going to get added to that from this? Is there a value added to what we already*
40 *have in place?*

41
42 **Foritano:** Yes I believe it is because it provides us, as we understood from the County, it
43 gives a baseline to this particular area which has not had a particular plan or a particular
44 baseline for itself, but would only be folded into the County. Unlike Kingston or some of
45 the other areas, which in fact, are working on, or Manchester, that have plans which
46 would then talk about what they want specifically for their area.

47
48 **Sommerhauser:** *One of the things I’ve heard from a number of people is*
49 *specifics. Did you have an understanding that this was first cut and that*
50 *specifics, action plans as later things would come?*

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1 **Foritano:** Absolutely. Given the nature of our community some of that is probably
2 preferred. We have, again, an active advisory counsel that regularly takes up issues
3 that are of short term nature. This plan is intended to look at 20 years and beyond;
4 which was the baseline that was laid for it by the County.

5
6 **Chair Foritano asks for any more comments.**

7
8 **Chair Foritano closes the public hearing.**

9
10 **A motion is made by Commissioner Paralez and seconded by Commissioner**
11 **Sommerhauser to continue to leave the hearing open for written comments until**
12 **Tuesday, August 25th.**

13
14 **Gustavson:** *If the public has not seen a final draft, how can we close the public*
15 *input?*

16
17 **Paralez:** *It's on the web.*

18
19 **Sullivan:** Entire preliminary Greater Hansville Community Plan draft has been available
20 on the web since mid-June and was mailed out to all the interested parties. And the
21 Planning Commission of the Implementation plan revised version was sent to the web-
22 tech last week to be posted online and was also emailed out to all the interested parties.
23 Those are Planning Committee members, GHAAC members and anyone else who
24 attended a public hearing or meeting, any public event that submitted an email address,
25 those were sent last week.

26
27 **Gustavson:** *When did it go on the web?*

28
29 **Sullivan:** June.

30
31 **Gustavson:** *This says August 6th.*

32
33 **Sullivan:** That is a staff report. The staff report was sent for web publication last week
34 and was also emailed out to all interested parties.

35
36 **Chair Foritano:** *Could we be a specific as we possibly can because the*
37 *question has been raised as to what the public actually had a chance to see?*
38 *We have both the several iterations of the draft and the final draft and then we*
39 *have the staff report.*

40
41 **Sullivan:** As I mentioned in June the preliminary draft, the entire version, was made
42 available at three locations; the Driftwood Key clubhouse, the Village Store, and the
43 Little Boston Library. That notice was provided at the community plan open house. And
44 now the revised implementation plan has been sent to the web last week and sent to
45 interested parties last week.

46
47 **Chair Foritano:** *And the document that is dated August 6th, the one with the red*
48 *edits? When was that accessible to the public?*

49
50 **Sullivan:** It was issued last week. I sent an email to all the interested parties and the
51 web tech on Wednesday.

1
2 *Diener suggests that the motion be revised to continue the public hearing to*
3 *September 1st to allow us ensure that all documents are available.*

4
5 **Commissioner Paralez revises the motion to extend the Public Hearing to**
6 **September 1st. Commissioner Sommerhauser seconds it.**

7
8 **The Vote:**

9 **Yes: 9**

10 **Motion Carries.**

11
12 *Sommerhauser asks about Norwegian Point zoning and Parks and Rec. property.*

13
14 *Discussion is held about Norwegian Point zoning not being a Park zoning. Park*
15 *zoning designation may occur at another time, but is not happening as part of the*
16 *Community Plan.*

17
18 9:09:00

19
20 *Keeton suggests that if they want the park designation that the Planning*
21 *Commission can make a recommendation to change the map.*

22
23 *Discussion is held about when the written comment period ends and when the*
24 *public hearing is continued to.*

25
26 *Diener states that if we are leaving the public hearing open until September 1st*
27 *then we will keep the written comment open until September 1st as well.*

28
29 *Keeton clarifies the subject of stormwater and that a lot of the issues raised*
30 *tonight are addressed in EPS2 and we do recognize that it is an issue in Hansville.*
31 *He also states that wetlands in the commercial area, if it is more than an acre, the*
32 *County can approve a project in the wetland, but he Corps of Engineers, who have*
33 *the final authority on waters in the United States, would have the ultimate*
34 *authority. We also have the Critical Areas Ordinance for guidance on wetlands.*

35
36 *Paralez suggests adding issue of how parks are depicted on county maps for*
37 *another discussion.*

38
39 *Discussion is held about rural designation in Kitsap County.*

40
41 *Sommerhauser asks that there was a lot of discussion about things that were*
42 *either put in or taken out in the course of this; is it possible to determine from the*
43 *meeting minutes what the votes were?*

44
45 *Sullivan states that the meeting summaries are available on the web, but*
46 *decisions were not limited to the planning committee.*

47
48 *Chair Foritano comments about his involvement in the process and asks the*
49 *Planning Commission members thoughts about what his involvement can and*
50 *should be in the process for the September 1st meeting. First a county opinion*
51 *and a board vote.*

1
2 **Sommerhauser references that this was discussed during the Manchester plan**
3 **and County advised that it was not a problem**
4

5 **Motion is made by Commissioner Sommerhauser and seconded by Commissioner**
6 **Depee that this commission find no reason for Commissioner Foritano to**
7 **withdraw from participation in the Hansville Community Plan process.**
8

9 **Taylor asks to hold off until there is a formal ruling from County legal. The**
10 **commission members agree to wait until September 1st.**
11

12 **G. For the Good of the Order: Chair Foritano**
13

14 **A motion is made by Commissioner Taylor and seconded by Commissioner**
15 **Sommerhauser to adjourn the meeting.**
16

17 **Time of Adjournment: 9:18:00**
18

19 **EXHIBITS**
20

- 21 **A. Staff Report Greater Hansville Community Plan**
- 22 **B. Part IV Implementation Plan – Greater Hansville Area Policy Elements**
- 23 **C. Open House Comments 2-17-09**
- 24 **D. Open House Comments 8-6-09**
- 25 **E. Minority Report for the Greater Hansville Community Plan**
- 26 **F. Written Public Comments from:**
 - 27 **a. Barbara Fox**
 - 28 **b. John Wiegenstein**
 - 29 **c. Laurie Wiegenstein**
 - 30 **d. Carol Wood**
 - 31 **e. Attachment to Carol Wood’s comments: Hansville community**
32 **Planning Meeting September 16, 2008**
 - 33 **f. Marion Kling**
- 34 **G. Article from the August 2009 Hansville Log: Greater Hansville Community Plan**
35 **Supported by GHAAC**
- 36 **H. Copy of the Kitsap County Greater Hansville Community Plan website showing**
37 **the documents available as of 8/18/09**
38

39
40 **MINUTES approved this _____ day of _____ 2009.**
41

42 _____
43 **Lou Foritano, Planning Commission Chair**
44

45 _____
46 **Mary Seals, Planning Commission Secretary**
47