A motion is made by Commissioner Foritano and seconded by Commissioner Paralez to adopt agenda with changes.

The Vote:
Unanimous
The motion carries

C. Public Comments

Gustavson: Shoreline is going to be coming the way of the planning commission after a while. When that time comes, and you begin to get briefed on the science, I would suggest that you read if very critically. I've offered you a single sheet here as a hand out; its one of the principal items that's being used by the state. It will give you a flavor of the kinds of questions that are asked. It's just for your reading later on, but you should be aware that there is more to the picture than is sometimes presented upfront.

D. Approval of the amended January 5, 2010 minutes

A motion is made by Commissioner Brown and seconded by Commissioner Paralez to approve the amended minutes for January 5, 2010 minutes.

The Vote:
Unanimous
The motion carries

E. Director’s Update: Larry Keeton, Director, DCD

Keeton gives an update on the department:

- Rural Element Update
Kitsap County Planning Commission – April 6, 2010

- 21 -

• Shoreline Master Program Update
• BOCC meeting with the Hearing Examiner
• Codification of Planning Commission
• Department Revenues
• BOCC Appeals decision at the 4/12/10 regular meeting

Baglio asks about the mediation issue.

Keeton clarifies that mediation is included whether the BOCC is or not.

Gustavson asks about Planning Commission structure.

Gustavson asks about Rural Outreach and what density per acre would characterize rural character. He discusses the rural character of Kitsap County.

Keeton states that they did look into density per acre. What they were looking for more was should be the opportunities and activities in the rural area, and the characterization of rural.

Discussion is held about rural character.

6:16:10

F. Shoreline Master Program Update: Patty Charnas, Manager, Environmental Programs, DCD

Charnas gives an overview of the Shoreline Master Program Update. She reviews the website.

Foritano asks about the visioning for the out Shoreline and states that it is what makes our county unique. He asks what her responsibility in terms of engaging the notion of what the character of this county is as it relates to the shoreline.

Charnas states that the connection is substantial. And that addressing and updating the rural element this year was put the work plan about the time that we were told by ecology to update the three year shoreline master program process. The two share, among other characteristics, what defines Kitsap.

Gustavson asks about a house built on Bainbridge on the shoreline and they were directed to plant everything around their house in native vegetation and not to walk on it. He asks if we are going in the direction and in the direction of tearing down all existing bulkheads.

Charnas states that in the early stages that such a specific outcome is something she could not comment on. She continues that one of the things that the SMP offers is the ability to develop goals and policies based on both the guidelines, as well as the feedback that we are currently collecting.

Gustavson states that they were much more focused on the science with the CAO than the “touchy feely”. He asks how those will be balanced in shoreline project.
Charnas states that they are really focusing a lot of staff time on the shoreline characterization and inventory report. It is a very detailed and technical report of existing conditions that incorporates the Nearshore Assessment.

Depee asks about the Nearshore Assessment and if the pictures are posted anywhere.

Charnas states that they are geo-referenced, but not referenced by parcels and they will be part of the study.

Donahue states that the pictures are part of the inventory of the stressors identified in the beach as well as the beach elements.

Depee: As they said when they first thought up aerial views, they wouldn’t be used for monitoring or for code enforcement, but currently they are. And that’s why I’m asking if Shoreline will be used that way also to see if there is any alterations.

Charnas states that if we were going to use them for code enforcement we would have by now.

Depee asks if the shoreline setback in this process will be 150 ft.

Charnas states no, it’s subject to site specific eco-system function.

Discussion is held about buffers.

Brown asks if DOE has final approval authority over all SMP updates. How does that work in this process if this process were to result in something they had difficulty with?

Charnas states that they are working very closely with DOE and they are part of update team. There really is the concept of no surprises when it comes to the DOE.

Foritano asks about best available science.

Discussion is held about public participation, notification, and best available science.

Baglio asks about the stakeholder/task force meetings.

Charnas states that the first meeting is April 22nd

6:44:04

G. Work Study: Illahee Code Revision – Scott Diener, Manager Policy and Planning, DCD.

Diener states that he will be presenting because Katrina is not available due to staffing a Manchester CAC Meeting.

Diener states that he is here about a change to code that is an oversight. It is the non-consideration of guesthouses in the Illahee Green Belt Overlay zone. When it went to
the code preparer on line there was an “X” put into that box and it really should be a “P” for permitted. He reads the County’s definition of a guest house.

H. Public Hearing: Illahee Code Revision – Scott Diener, Manager Policy and Planning, DCD

Chair Baglio opens the public hearing

Jim Aho, 5940 Illahee Rd: I really hadn’t planed on saying anything, but I did have somebody who called me on this and they asked if this was like an accessory dwelling. The concern was that if you allow accessory dwellings such as a guest house are you doubling the density of homes in the area.

**Gustavson states that ADU’s are allow inside the UGA.**

Aho: The question is that if you have in the Illahee Green Zone a density, in this case 1 to 4 homes per acre, and you allow accessory dwelling units or guest homes are you in fact allowing 2-8?

**Gustavson:** I say it’s in the Urban Growth Area, make it 32 houses per acre. Its inside the UGA, we’ve go to add 1.4 million people to this Puget Sound area in the next 23 years, they got to go somewhere and not be allowed out in the Rural Area. **Amended via email by Commission Gustavson:** “Since this inside the UGA, and we are looking to add 1.4 million people to this Puget Sound area in the next 23 years, they’ve got to go somewhere and the rural areas are virtually totally built out to today's allowed zoning."

**Baglio states that the issue is that we’re talking about a guesthouse and simply an oversight that we are correcting.**

Baglio closes the Public Hearing

6:50:18

I. Deliberations and Recommendations: Illahee Code Revision – Scott Diener, Manager Policy and Planning, DCD

Continued to May 4th 2010 meeting

J. Findings of Fact: Illahee Code Revision – Scott Diener, Manager Policy and Planning, DCD

Continued to May 4th 2010 meeting

K. Discuss Agenda Items for the joint meeting with the BOCC on April 28th 2010: Manager Policy and Planning, DCD

**Diener asks for any items they would like the Board to consider for the agenda by the end of this week. He reviews proposed outcomes from this meeting.**

Current Agenda Ideas:
• Role of the Planning Commission
• Planning Commission have some input on DCD workplan
• Legacy Partnerships
• Stormwater Management and Ground Water Recharge; drinking water for Kitsap County
• Wastewater Recycle and incentives

Depee asks that Diener send the current list to the members by email.

Baglio asks that last years’ agenda be sent out for review on follow up items.

6:56:00


Diener gives a brief history of where we are with this. He reviews the highlights of the ordinance.

Discussion is held about reimbursement.

Diener reviews the draft Resolution.

Discussion is held about meetings and locations.

Discussion is held about Chair rotation.

Discussion is held about the timeframe for reconsideration.

Discussion is held about communication by email.

M. For the Good of the Order: Chair Baglio

A motion is made by Commissioner Paralez and seconded by Commissioner Depee to adjourn.

Time of adjournment: 7:18:32

EXHIBITS

A. Staff Report: Illahee Greenbelt Zone Code Revision
C. Shoreline Master Program Update brochure
D. Questions fro the Joint Kitsap County Board of County Commissioners/Planning Commission Meeting April 2010
E. Critique of “The Tide Doesn’t Go Out Anymore”

MINUTES approved this _______ day of _______2009.