These minutes are intended to provide a summary of meeting decisions and, except for motions made, should not be relied upon for specific statements from individuals at the meeting. If the reader would like to hear specific discussion, they should visit Kitsap County’s Website at http://www.kitsapgov.com/dcd/pc/default.htm and listen to the audio file (to assist in locating information, time-stamps are provided below)

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

Members present: Robert Baglio, Mike Brown, Linda Paralez, Fred Depee, Tom Nevins, Carol Smiley and Jim Sommerhauser

Members absent: Lou Foritano and Mike Gustavson

Staff present: Scott Diener, Katrina Knutson, Heather Adams, Eric Baker, Angie Silva, Larry Keeton, and Planning Commission Secretary Mary Seals

6:09:30

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Brown to adopt the agenda as posted.

The Vote
Yes: 6
Abstain: 1
The motion carries

C. Public Comments

D. Approval of the September 7, 2010 Minutes

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Brown to approve the September 7, 2010 minutes.

The Vote
Yes:
Abstain: 1
The motion carries

6:13:03

E. Work Study: North Kitsap Legacy Partnership – Proposed Comprehensive Plan and Development Regulation: Eric Baker, Special Projects Manager, Kitsap County Commissioners (Est. 30 min)
Baker gives an overview of the North Kitsap Legacy Partnership.

Discussion is held about transportation.

Discussion is held about this not being ready to be put into the Comprehensive Plan.

6:41:11

F. Public Hearing: North Kitsap Legacy Partnership – Proposed Comprehensive Plan and Development Regulation: Eric Baker, Special Projects Manager, Kitsap County Commissioners (Est. 30 min)

Marie Hebert, Port Gamble S’Klallam Tribe Member: She is against the fully contained community. They would like to enjoy the beaches, harvest shellfish and salmon in that area.

Sommerhauser clarifies that they are considering putting into place rules that allow fully contained community and historic towns. He asks for any language she would suggest assisting in protecting the things she is concerned about.

Herbert states that she would not want a marina in Port Gamble Bay, is concerned about remains of her ancestors being disturbed if there is development in that area, and water quality in the bay.

Mary Jones-Kleewik, Port Gamble S’Klallam Tribe Member: She explains that the site where Pope and Talbot is used to be ancestral land. They were moved down to the bay and does not want the tribe moved again. Their traditions rely on the area where they live and the plant and sea life there. She believes this has not been thought all the way through.

Naomi Austin, Poulsbo Resident: She expresses gratitude for the beauty that surrounds her and wants to preserve that for her children and grandchildren. She believes that the bay will be lost with the development of Port Gamble.

Joanne D’Coteau, Port Gamble S’Klallam Tribe Member: She asks to not let this pass. She wants her son and grandchildren to learn the S’Klallam way. She believes that it will destroy the Bay and diminish the culture and heritage of the tribe. It will no doubt pollute the bay.

Francine Swift, Port Gamble S’Klallam Tribe Member: She would like to see Port Gamble Bay cleaned up. She does not believe that it is fully cleaned; there is a lot of cancer in the community. She comments on the water quality in the bay, there are many dead zones throughout Hood Canal. She agrees that this plan is ahead of its time.

Sommerhauser comments if the regulations are not changed to allow Fully Contained Communities or Historic Towns, one of the options is for the port folks to sell the land in 20 acre parcels with additional houses. He asks if she sees that as better or worse.

Swift asks for time to think about it and weigh the options.

Jessica Scheibner, Port Gamble S’Klallam Tribe Elder: She expresses how important the preservation of the beach is to her and her family. She is concerned about the current health
of the bay and the Tribe. She would hate for the Bay to be so polluted that the Tribe would need to change their whole way of life. She asks for an explanation of what a Fully Contained Community is.

Baker explains what a fully contained community is.

7:15:59

Mary Trevathan, Port Gamble S’Klallam Tribe Elder: She talks about her experience growing up in the Port Gamble area in her tribe. She opposes any more development in Port Gamble.

Joyce Wilson, Port Gamble resident: She states that she gathers food from the bay and compares Coon Bay and Port Gamble Bay. She states that since an easement was granted to the bay some of the food source has disappeared. She is concerned about development and water quality. She would like to see the bay cleaned up.

7:25:17

Noel Higa, Director of Economic Development for the Port Gamble S’Klallam Tribe: He states that the tribe values their culture, their traditions, and their bay are more valuable to them than money. He states that the tribe is asking the Planning Commission to value the same thing. He states that if Pope gets a fully contained community over there it will grow into a big city. He corrects Eric Bakers statement that National Historic Town designation allows urban style development; that is not true. It allows development that is consistent with the development pattern that existed historically. There were not condos or multifamily units in 1920. He references Burrow vs. Kitsap for what is allowed. He states that phasing is not going to work. He states that there are better solutions and the tribe would prefer 20 acre development to the abomination of a Fully Contained Community.

Victoria Purser, Port Gamble S’Klallam Tribe Member: She asks that they stop the development on their land so they can maintain their traditions and culture.

7:36:25

Stephanie Sullivan, Port Gamble S’Klallam Tribe Member: She lives on tribal land and is a commercial harvester. It is her way of life. She can’t imagine her life if she could not go to the beach to get the food that they live by. The bay is at the head of Hood Canal and if the bay is polluted it will affect all of Hood Canal.

Jerry Harless, South Kitsap Resident: He states that the regulations are being proposed are not to accommodate new growth, but to implement the goals of the North Kitsap Legacy Partnership. These are the goals of the Olympic Property Group, not Kitsap County. He asks who is driving the train, Kitsap County or a single land owner? These new urban islands will bankrupt the county. Landowners can vest, and then you cannot decide at that point if it was a bad idea all together. Development agreements are only going to happen for the big boys. What you will not find in the staff report is public notice for before the planning commission are being shortened from 14 days to 10 days. All guidance that’s give to the planning commission to prepare findings of fact and conclusions to the board of county commissioners is redlined out of the draft regulation; reducing your role to meaningless ambiguity. He asks not to move forward with this yet.
Discussion is held about public notice and removing the planning commission findings.

7:48:17

Richard Peters, Port Gamble S’Klallam Tribe Member: He is concerned that progress and development are important, but it becomes too much. He is concerned about population pressure; do we gain an environmental advantage in one area and loose and an environmental advantage in another area. He asks to not build around the bay because it will destroy it.

Danette ?, Port Gamble S’Klallam Tribe Member: She and her family have worked for the tribe for 30 years. She discusses the support and activities in the Tribe. She is opposed to the proposal regarding Port Gamble.

7:55:30

Jeremy Sullivan, Chairman of the Port Gamble S’Klallam Tribe: He states that these people came here because this is their life, their community. The tribe opposes the idea of a fully contained community in the Port Gamble area. It would have liabilities that could financially harm the county. They are concerned about over population and harm their culture, history. This is their home and they are not going anywhere. Treaty rights are being taken away for access and depleted resources. He believes there could be a true partnership with all parties involved. He believes there should be no consideration about the bay until there is a cleanup plan. With all these things to be considered, they have talked to Baker and Commissioner Bauer, he believes that their comments have been talked about, but a lot of the rebuttals are not in the MOU.

Chair Baglio closes the public hearing.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins to keep the written record open until Tuesday, October 12, 2010

The Vote

Unanimous

The motion carries

Sommerhauser asks to get a copy of the court case Burrows v. Kitsap from Noel Higa.

Break: 8:05:43
Reconvene: 8:17:49

G. Work Study: Streibel's Corner and Ecology Road LAMIRD Boundaries – Scott Diener, Manager Policy and Planning, DCD (Est. 30 min)

Diener gives an overview of Streibel's Corner and Ecology Road LAMIRD Boundaries.

8:35:02

H. Public Hearing: Streibel's Corner and Ecology Road LAMIRD Boundaries - Scott Diener, Manager Policy and Planning, DCD, DCD (Est. 30 min)
Chair Baglio opens the public hearing.

**Striebles Corner LAMIRD Boundaries**

David Pederson, contact representative of the Gamblewood Housing Division: He states that their issues all deal with the boundaries. He references the staff report, pg. 11, RCW 36.70A.070 5 D4. This proposed LAMIRD is not minimizing growth in the proposed area, which does not comply with the GMA. He states that this proposal does not comply with county policy in establishing a logical outer boundary of the LAMIRD addressing the need to preserve the existing character of the existing natural neighborhoods and communities, physical boundaries, and the prevention of abnormally irregular boundaries. He states that they are not satisfied with the answer because their quality of life is not being preserved. He references the Kingston West Industrial Park flooding their neighborhood. He asks who is going to pay for the sewer. The community is concerned about water quality with the expansion of sewers directly above their aquifer. He believes that the county has no idea what the maximum impacts will be to his community and they will be left in the dark until each project goes in; cost at least $500 for appeal for each action. They are already impacted by industrial business in their area. Traffic impacts will increase, creating more noise, lighting, and air pollution. He points out the wellhead on the map.

Discussion is held about the map boundaries, the well, and aquifer recharge for the community.

Joan Lukasik, North Kitsap Resident: She owns a old homestead farm in the area where the well head is located. She had a hard time getting the information about this site and what the use is. She states that Ritter and the road end is a very critical place because it provides access. They ride horses, mountain bikes, etc on the trails there. There is also wildlife in that area. When she reads what is proposed she sees that the buffers will be reduced. She is confused about how residential property was included in the boundary. She is concerned about the uses not making sense in the area.

**8:58:56**

Tom Saul, North Kitsap Resident: His concern is that if the boundary does incorporate the forested area that enough attention is paid to the water drainage. He states that the chart is very confusing and he wants people to have the use of their property.

Mark Kuhlman, Team Four Engineering: He comments that that the 6.4 is the gross size of the parcel, but the true area that is being rezoned size is 1.5 acres, because about 5 of it is already zoned industrial. He explains the buffer for the salmon stream and the storm pond. He clarifies the definition of abutting properties. He clarifies that the zoning occurred in the area as part of the first comprehensive plan under GMA, some of the zoning predates that. He discusses the threats to groundwater; the protections are there, Kitsap County has water as a resource policy, they must do infiltration where it is possible. The recharge of the groundwater aquifer will not be threatened. He discusses the Ritter Road and Brozo property being zoned industrial, even though the use has been residential. It has been deemed to be non-conformed that allowed no access onto Ritter Road, with the exception of emergency access.

Discussion is held about access to the site and the zoning.
Judy Jones, North Kitsap Resident: She asks what the difference between the approval for the Brozo Industrial park compared to the LAMIRD they are considering now.

Diener clarifies that the question goes to the uses of the LAMIRD, for example residential will not be permitted, but auction house might be permitted.

Carl Zimmer, Kingston Resident: He started the industrial park in the 70’s. He thought we were done with what we were doing. He asks that we get it done and get it over with.

Ecology Road LAMIRD Boundaries

Ariane Shanley, North Kitsap Resident: Would like the commission to consider the impact to living conditions of existing residences; specifically, air quality and noise levels. She would like to know what the reason for wanting to expand is. She asks for definition of what the width of a natural buffer is. She asks about the environmental impact study. She asks about RCW 36708-011. She states that the noise and air pollution is already bad.

Diener states that he can get her answer to her questions before the next meeting.

Discussion is held about the existing zoning and the site specific requests from last year, as well as buffering.

Mark Kuhlman, Team Four Engineering: He gives an overview of the Ecology Road LAMIRD project, including the history, current uses and proposed LAMIRD.

Nevins asks about rural protection land and the zoning in the Ecology Road area.

Kuhlman states that he does not know; he know that the comprehensive plan re-designation request started in 2008 or 2009. So that use was occurring at that time. He discusses the permitted for the sites. He states that those properties are receiving the zoning they should have had back in 1992. He addresses the adjacent property being a tree farm.

Larry Brook, Kingston Resident, representing Kitsap Propane: He adds to Kuhlman’s comments that the properties with the site specifics were once a construction property, in addition to a ham radio operation.

David Pederson, contact representative of the Gamblewood Housing Division: He makes note of the fact that no one in Kitsap County that he has talked to knows where the particular aquifer is for the Gamblewood well. He states that the Kingston West Industrial Park stormwater system failed. He states that it failed both inspections from the County and after that second failure a drain pipe was put in under Bond Road to the retaining pond. When the big storm came in the retaining pond overflowed and resulted in the neighborhood flooding.
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to close public hearing and keep the written record open until Tuesday, October 12, 2010.

The Vote
Unanimous
The motion carries

9:45:54

I. Work Study: 12 Trees and Rural Employment Center LAMIRDs Use Tables, Density and Dimension Table, and Development Standards - Katrina Knutson, Senior Planner, DCD (Est. 1 hr)

Diener reviews the 12 Trees and Rural Employment Center LAMIRDs.
- Use Tables - both staff and stakeholders input
- Density and Dimension Table
- Development Standards

Discussion is held about buffering. Chair Baglio requests the current buffer regulations for the next meeting.

J. For the Good of the Order: Chair Baglio

Time of Adjournment: 10:08:40

EXHIBITS
A. Staff Report – Fully-Contained communities, National Historic Towns, and Development Agreements Proposed Amendments
B. North Kitsap Legacy Partnership – Proposed Comprehensive Plan Amendments
C. Ordinance – Amending Kitsap County Code Titles 17 and 21 adding standards and regulations concerning Development Agreements
D. RCW 36.70A.350 New fully contained communities
E. RCW 36.70A.520 National Historic towns – Designations
F. Public Comment: Letter from Port Gamble Development Authority
G. Supplemental comments by the Port Gamble S’Kallam Tribe to the Staff Report
H. Public Comment: Futurewise Letter
I. Public Comment: Seattle Times Article – Snohomish County Council bans vast rural developments
J. Public Comment: Seattle Time Article – Living Near work? Great idea in theory
K. Public Comment: Letter from Ronald Lola Gracey
L. LAMIRD Use Table
M. Rural Employment Center Zone
N. Staff Report – Streibles Corner LAMIRD
O. Maps – Streibles Corner Area
P. Staff Report – Ecology Road LAMIRD
Q. Maps – Ecology Road Area
R. Amendment to Staff Report
S. Public Comment: Marie Hebert
T. Public Comment: Naomi Austin
U. Public Comment: Gamblewoood Community Club’s Response to the Streibels Corner’s LAMIRD/Employment Center Staff Report (David Pederson)

MINUTES approved this ______ day of ______ 2010.

______________________________
Robert Baglio, Planning Commission Chair

______________________________
Mary Seals, Planning Commission Secretary