

Kitsap County Planning Commission – April 19, 2011

MINUTES

**KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
April 19, 2011 6:00 pm**

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: Mike Brown, Robert Baglio, Linda Rowe, Karanne Gonzalez-Harless, Tom Nevins, Lou Foritano, Linda Paralez, Carol Smiley and Jim Sommerhauser

Members absent: none

Staff present: Jeff Smith, Karen Ashcraft, David Greetham, Maxine Schoales, and Planning Commission Secretary Mary Seals

6:00:07

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

Agenda is adopted as written.

C. Public Comments

D. Approval of the March 1, 2011 minutes

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Brown to approve the March 1, 2011.

The Vote:

Unanimous

The motion carried

6:01:50

E. Finding of Fact: Kingston Parking Revisions – Jeff Smith, Senior Planner, DCD

Smith presents the Finding of Fact.

A motion is made by commissioner Sommerhauser and seconded by commissioner Foritano to accept the Finding of Fact as presented.

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1 Paralez points out that line 44 staff included the Planning Commission's request to remove the draft
2 portion of the code that would have allowed loading areas to be shared with designated handicap
3 parking.

4
5 **The vote**

6 **Unanmous**

7 **The motion carries**

8
9 **6:04:04**

10 11 **F. Project Status: Shoreline Master Plan (SMP) – David Greetham, Senior Planner, DCD**

12
13 Greetham presents a status update on the Shoreline Master Plan.

- 14 • Meeting with taskforce and taskforce subcommittee
- 15 • SMP Timeline / Planning Process Chart
- 16 • SMP Draft Table of Contents
- 17 • On-going Planning Commission updates planned

18
19 Brown asks if there is a state mandated time to complete this.

20
21 Greetham states that there is not a hard deadline and that their proposed timeline is 2009-2012. He
22 has observed that other jurisdictions have taken longer.

23
24 Discussion is held about the SMP process and SMP details.

25
26 **6:22:16**

27 28 **G. Work Study: Open Space Applications filed by Ron & Bernadette Olson, Marjorie Thorne,** 29 **and Gerald Vanderyacht – Maxine Schoales, Assessment Admin. Supervisor, Assessor's** 30 **Office**

31
32 Schoales gives an overview of the Open Space Applications.

- 33 • Olson – staff recommends approval
- 34 • Thorne – staff recommends approval

35
36 Sommerhauser asks for more details about the taxes on the Thorne application.

37
38 Gonzalez-Harless asks for more detail on the applications to show what is going to be designated vs.
39 what's exempt.

40
41 Baglio asks about conditions 1 and 2 the second sentences were left off.

42
43 Schoales states that that is a typo.

- 44
45 • Vanderyacht – staff recommends approval

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1 Gonzalez-Harless asks about discrepancies between the application and the staff report. She asks to
2 have comments added when reviewing the application changes the applicant's answers.

3
4 Sommerhauser asks about the acreage designations that are in pieces.

5
6 Schoales explains that with a traditional farm it is different.

7
8 Discussion is held about the difference between Farm and Agriculture and Traditional Farm.

9
10 Sommerhauser recommends that they have Public Hearing, Deliberations, and Finding Fact on all
11 three.

12
13 **6:35:39**

14
15 **H. Public Hearing: Open Space Applications for Ron & Bernadette Olson, Marjorie Thorne, and**
16 **Gerald Vanderyacht – Maxine Schoales, Assessment Admin. Supervisor, Assessor's Office**

17
18 Paralez opens the public hearing for all open space.

19
20 **Motion is made by commissioner Foritano and seconded by commissioner Sommerhauser to close**
21 **the public hearing.**

22
23 **The vote**

24 **Unanimous**

25 **The motion carries**

26
27 Paralez closes the public hearing.

28
29 **6:**

30
31 **I. Deliberations and Recommendations: Open Space Applications for Ron & Bernadette Olson,**
32 **and Gerald Vanderyacht – Maxine Schoales, Assessment Admin. Supervisor, Assessor's**
33 **Office**

34
35 **A motion is made by commissioner Sommerhauser and seconded by commissioner Rowe to accept**
36 **all three.**

37
38 **An amendment to the motion is made by commissioner Baglio and seconded by commissioner**
39 **Sommerhauser to include the second sentence for condition of approval 1 and 2 on the Thorne**
40 **application.**

41
42 **The Vote on the Amendemnt:**

43 **Unanmous**

44 **The amendment carries**

45
46 **The Vote on the motion:**

47 **Unanamous**

48 **The motion carries**

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1
2 Gonzalez-Harless recommends that the site plans need to show what lands are going to be designated
3 open space for the BOCC.

4
5 **6:39:15**

6
7 **J. Findings of Fact: Open Space Applications for Ron & Bernadette Olson, Marjorie Thorne, and**
8 **Gerald Vanderyacht – Maxine Schoales, Assessment Admin. Supervisor, Assessor’s Office**

9
10 None provided.

11
12 **6:39:30**

13
14 **K. For the Good of the Order: Chair Paralez**

15
16 Joint meeting with BOCC
17 Agenda suggestions:

- 18 • Brown asks about the status of rules and regulations on windmills
- 19 • Concept of non-conforming – does it get in the way of real estate transactions?
- 20 • NKLP status update

21
22 Discussion is held about the term “non-conforming”.

23
24 **Time of Adjournment: 6:52:07**

25
26 **EXHIBITS**

- 27 **A. SMP Draft Table of Contents**
- 28 **B. SMP Planning Process**
- 29 **C. Curent Use Open Space Application – Olson**
- 30 **D. Curent Use Open Space Application - Thorne**
- 31 **E. Curent Use Open Space Application – Vanderyacht**

32
33
34 **MINUTES approved this _____ day of _____ 2011.**

35
36
37 _____
38 **Linda Paralez, Planning Commission Chair**

39
40 _____
41 **Karen Ashcraft, Planning Commission Secretary**