Kitsap County Planning Commission – August 1, 2012

MINUTES
KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
August 1, 2012 9:00 am

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

Members absent:

Staff present: David Greetham, Kathlene Barnhart and Planning Commission Secretary Karen Ashcraft

8:59:49

A. Call Meeting to Order, Introductions

9:00:32

B. Adoption of Agenda
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to adopt the agenda as presented.

The Vote:
Unanimous
The motion carries

C. Public Comments

9:01:00

D. Deliberation/Recommendations: Shoreline Master Program – David Greetham, Senior Planner, DCD

- WAC states that for public access on private property the owner isn’t liable (for recreational use) as long as no fee is charged.
- Right-of-Ways on Shorelines – Public Works process, see SMP Section 5.10 explanation of the process for opening the Right-of-Way.
- Staff review of additional mitigation options on upland property; this language will be added to the end of Appendix B, Alternative Mitigation Options.
- Revised Draft Shoreline Designations (based upon Futurewise comments).
- Buffer in Rural Conservancy is 130’, with mitigation down to 100’. Buffer reduction in Natural is 200’, with mitigation down to 150’.
Action Item: Staff identified map with green circled areas on aerial photos in Cumulative Impact Analysis for further review of potential Natural area.

Commissioner Sommerhauser proposes to keep the motion on the table at least through the next meeting.

Action Item: Status update of the current primary topics to the 504 Interested Parties.

Action Item: Request a map indicating the number of single family residences in Natural.

9:20:31
- Stormwater Runoff/Water Quality: referring to KCC Title 12 for specific regulations
- Rain Gardens are a mitigation option in Appendix C

Discussion is held regarding existing building foot prints being grandfathered.

9:28:52
Discussion is held regarding water as a resource.

9:31:09
- Aquaculture

9:35:00
Discussion is held regarding geoduck harvesting.

10:01:57
Action Item: Add proposed staff response to Taylor Shellfish comment letter Appendix A, for Planning Commission consideration at upcoming meeting(s).

- Request by the Port Gamble S’Klallam Tribe and Suquamish Tribe comment letters allowing the tribes to have one acre for geoduck harvesting while staff is currently proposing a 2,000’ shoreline exemption for small non-commercial geoduck harvesting sites.

Discussion is held regarding predator exclusion devices and the density.

10:07:40
- Overwater Structures

Discussion is held regarding the proposed pier, dock overwater structure standards meeting the requirements of Kitsap County, the State Department of Fish & Wildlife, and Federal Army Corp of Engineers regulations.

10:22:02
Break

10:36:53
Reconvene
• Other Uses/Modifications Chapter 7

Action Items: Request to post the maps on the web site including the “Futurewise” comment map.

10:45:37

• Port Gamble
Discussion is held regarding the different standards for Port Gamble in relationship to water quality, water quantity and habitat for a no-net loss goal in this area.

• Master Plan for Port Gamble would require an Environmental Impact Statement (EIS).
• Urban Conservancy Management Policies: draft has flexibility from 85’ setback down to 50’ setback if the plan includes a restoration and public access plan.

Discussion is held regarding a 35’ setback allowance.
• The Cumulative Impact Analysis needs to include any additional setback analysis.
• Should staff include language the Master Plan process to allow additional reduction to 35’ instead of 50’ for redevelopment?

10:58:03

A motion is made by Commissioner Foritano and seconded by Commissioner Rowe to adopt the language to the Master Plan process to include additional reduction to 35’ setback; due to the high impact area and subject to Environmental Impact Analysis and hearings as we go forward.

Discussion is held regarding flexibility for a 35’ setback where the Master Plan includes restoration and public access.

The Vote:
Unanimous
The motion carries

Action Item: Request staff will bring the updated language to August 7, 2012 Planning Commission meeting.

11:05:48

August 7, 2012 Planning Commission meeting will include Comment Response Matrix #3.

Discussion is held regarding civil verses criminal enforcement.

Discussion is held regarding the Planning Commissioners review of links relating to predator exclusion devices in the areas of geoduck harvesting and oyster production in Puget Sound.

Action Item: Taylor Shellfish presentation on line for Planning Commission to review.

11:11:34

Commissioner Sommerhauser suggested the final SMP (voting) meeting be held in the evening. The last meeting may be August 21, 2012.
For the Good of the Order: Chair Brown

Commissioner Sommerhauser thanked staff for the updated calendar and roster.

The final SMP meeting will be in September, 2012 in the evening.

Time of Adjournment: 11:14:09

EXHIBITS:
A. KC SMP Update Comment Response Matrix #1
B. KC SMP Update Comment Response Matrix #2

MINUTES approved this ___ day of September, 2012.

Michael Brown, Planning Commission Chair

Karen Ashcraft, Planning Commission Secretary