MINUTES
KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
AUGUST 21, 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: Tom Nevins, Carol Smiley, Lou Foritano, Mike Brown, Robert Baglio, Linda Rowe
and Jim Sommerhauser

Members absent: Karanne Gonzalez-Harless and Linda Paralez

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

9:00:53

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Rowe to adopt
the agenda as presented.

The Vote:
Unanimous
The motion carries

C. Public Comments

9:02:31

D. Comp Plan Remand Status: Eric Baker, Special Projects Manager, KC Commissioners
Kitsap County Comprehensive Plan Update – Land Capacity and Major Policy Assumption
Comparison
  • Minimum Density in Urban Low and Urban Cluster is 5 dwelling units per acre.
  • Assumption Summary
  • Boundary Criteria
  • Minimum Densities & Land Capacity
  • Senior Living Homestead Zone – 107 acres (5-9 dwelling unit per acre)

Discussion is held regarding public transportation.
Discussion is held regarding Port Orchard annexation.
Discussion is held regarding waste water (water as a resource).
Discussion is held regarding the Senior Living Homestead Zone.

- Public Hearing will be held before the Board of County Commissioners August 27, 2012
- Board deliberations August 29, 2012
- Deadline is August 31, 2012

9:59:08
Break
10:08:01
Reconvene

E. Deliberation/Recommendations: Shoreline Master Program – David Greetham, Senior Planner DCD
- Aquaculture
- Natural Designation
- Port Gamble Redevelopment

10:12:20

- Aquaculture

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins that we accept the recommendations of DCD in relation to the Taylor Shellfish letters as provided in the Comment Matrix.

Discussion is held regarding the Comment Matrix.

10:16:04

A motion is made by Commissioner Nevins and seconded by Commissioner Sommerhauser that definition of structure that geoduck predator exclusion device be considered “structure.”

Discussion is held regarding “What is a structure”.

10:26:18

The motion and second is withdrawn.

Action Item: Staff will have a discussion with legal regarding the definition of structure.

Commissioner Nevins requests that the following statement be added to aquaculture: “Aquaculture activities should only be located in areas where there is a low risk of environmental impacts and where there is low ecosystem sensitivity.” “Discovery, confirmation and evaluation of risk shall be based on third-party scientific assessment.”

Discussion is held regarding the policy SH-287.

Action Item: Staff will include specific language regarding check-in time and consequences of environmental impacts to ecosystem for new experimental aquaculture.
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Commissioner Nevins requests that the following statement be added to the aquaculture: “Scientific assessment shall include identification of potential impact on all of the other organisms that rely directly and indirectly on phytoplankton or zooplankton for food.”

Discussion is held regarding the suggested language by Commissioner Nevins.

Policy SH-25 shall contain “Experimental aquaculture means an aquaculture activity that uses methods or technologies that are unprecedented or unproven in Washington.”

11:08:15

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins: recommend changes for the last item under policy SH 24 page 4 be redrafted for further discussion with staff.

The Vote:
Yes: 6
No: 1
The motion carries

11:15:22

Action Item: Staff will define 10% expansion in allowance in WAC 173-27-100 on page 9 of matrix.

Discussion is held regarding storage containers six feet in height above the deck of a barge versus the surface of the water.

11:26:15

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Smiley that staff explore the possibility of creating a limitation height above the water versus from a craft or a dock.

The Vote:
Unanimous
The motion carries

11:27:09

Action Item: Staff inserts a sentence that prohibits predator exclusion structures that have a history of killing birds or mammals.

11:32:41

Commissioner Sommerhauser stated the Planning Commission needs to vote on the original motion as modified by our individual amendments by our directions to staff.

The Vote:
Unanimous
The motion carries
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins to approve the new recommended areas coming forward for staff in Natural Designations.

A discussion is held regarding the proposed Natural Designations.

The Vote:
Unanimous
The motion carries

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Baglio to approve the language provided by staff in the revised policy.

Discussion is held regarding paved trails.

The Vote:
Unanimous
The motion carries

Discussion is held regarding the process for providing revised draft SMP pages, to be submitted to Planning Commission one to two weeks prior to the September 18th meeting. The Planning Commission can then vote or make individual amendments. Staff will also respond to the legal question raised during today’s deliberation meeting (Aquaculture). The September 18th meeting will be held at 6:00 pm.

For the Good of the Order: Chair Brown

Time of Adjournment: 11:52:49

EXHIBITS:
A: Appendix Taylor Proposed Revisions and Kitsap County Responses Matrix
B: Kitsap County Revised Draft Shoreline Designations
C: Kitsap County SMP Update — Port Gamble Management Policies — August 17, 2012

MINUTES approved this 15th day of September 2012.

Michael Ashcraft, Planning Commission Chair

Karen Ashcraft, Planning Commission Secretary