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, Lou Foritano, Linda Paralez, Carol Smiley, Sommerhauser, Mike Brown, Robert Baglio and Linda Rowe

Members absent:

Staff present: Larry Keeton, Lisa Lewis, Eric Baker, David Greetham and Planning Commission Secretary Karen Ashcraft

5:01:59

A. Call Meeting to Order, Introductions

Chair Paralez thanked the staff, especially Mary Seals and Karen Ashcraft for their help during 2011. Also, Larry Keeton and Scott Diener for allowing the Planning Commission members to serve Kitsap County this pass year.

B. Election of 2012 Officers

Commissioner Foritano asks if any of the Planning Commission’s members would like to be the Chairperson to come forward and state why.

Chair Paralez states the upcoming 2012 Planning Commission agenda will be a challenging one. This includes the Shoreline Master Plan being video taped by BKAT.

A motion is made by Commissioner Baglio and seconded by Commissioner Foritano for Mike Brown to be the Chair.

5:07:04

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Foritano that the nominations to be closed and Mike Brown be declared the Chair by unanimous consent.

The Vote:

Unanimous

The motion carries

Chair Brown is opening the nominations for Vice-Chair.
A motion is made by Commissioner Foritano and seconded by Commissioner Nevins to nominate Commissioner Sommerhauser for Vice-Chair.

A motion is made by Commissioner Paralez and seconded by Commissioner Brown to nominate Commissioner Foritano for Vice-Chair.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Baglio to close the nominations and proceed to a ballot.

Commissioner Sommerhauser is the Vice-Chair of the Planning Commission for 2012.

The Agenda is adopted by consensus.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Foritano to approve Agenda items, D, E, F and H.

D. Approval of the September 20, 2011 Minutes

E. Approval of the October 4, 2011 Minutes

F. Approval of the October 18, 2011 Minutes

G. Approval of the November 1, 2011 Minutes

H. Approval of the November 15, 2011 Minutes

The Vote:

Unanimous

The motion carries

I. Public Comments

J. Director’s Update – Larry Keeton, Director, DCD

• 2012 year will include Shoreline Master Plan, Comp Plan Remand, Title 17, part of Title 21.
• Request the Planning Commission to allow the taping by BKAT for the Public Hearings of the Shoreline Master Plan.
• For process improvement in DCD a new permit tracking system entitled SmartGov should start May 1st.
• Over-the-Counter Permit System will be launched during the Home Builders’ Association Home Show in March.
• Board of County Commissioners Business Meetings will be held during the day with Public Hearings held in the evening.
• Request the review of meeting times by the Planning Commissioners.

Discussion is held regarding Title 21 and the consolidation of definitions.

5:24:13

K. Work Study: Open Space Application filed by Larry and Samantha Adrian, 11957 Schold Road, Silverdale, 98383; Gerald and Nina Fletcher, 1845 Sherman Hill Road NW, Poulsbo, 98370; Catalino and Carmelita Lapid, 23861 Seabeck Highway, Seabeck 98380; James and Tayna Martin, 6326 Blue Mountain Lane NW, Seabeck 98380; Gerry and Nadine Porter, 11356 SE Black Road, Olalla, 98359; Don and Denise LaPlant, 13499 South Keyport Road NE, Poulsbo, 98370 – Lisa Lewis, Senior Planner, DCD (Est. 30min.)

• Explanation of a correction to five of the six Staff Reports should state that no public access will be required for these parcels. Only Porters’ Open Space application will require public access.
• Explanation of Adrian Open Space Application.
• Explanation of Fletcher Open Space Application.
• Explanation of Lapid Open Space Application.
• Explanation of LaPlant Open Space Application.
• Explanation of Martin Open Space Application.
• Explanation of Porter Open Space Application.

Discussion is held requesting the tax calculation sheet for each applicant.

5:36:56

L. Public Hearing/Deliberations/Recommendations/Findings of Fact: Open Space Application filed by Larry and Samantha Adrian – Lisa Lewis, Senior Planner, DCD

Chair Brown opens the Public Hearing.

5:37:46

A motion is made by Commissioner Foritano and seconded by Commissioner Paralez to accept the six recommendations as presented by staff.
The Vote:
Unanimous
The motion carries

5:40:01
Break
5:46:14
Reconvene the Meeting

5:46:15

M. Briefing: Comprehensive Plan Remand – Eric Baker, Special Projects Manager, Kitsap County Commissioners (Est. 1 hour)

• 2012 Comprehensive Plan Remand
• KC Revised the Comp Plan for Urban Residential Land
• Hearings Board Remand issued August, 2011
• Two Issues are: 1) What is an appropriate minimum density for single family development? 2) What is the development trend when calculating land capacity?
• 2006 4 to 9 dwelling units per acre zone, KC was using 4 dwelling units per acre. This is net of just the land necessary for the multi-family dwelling.
• Remand affects Urban Low, Urban Cluster and Urban Restricted & 8 Urban Growth Areas (UGA) Kingston, Silverdale, Central Kitsap, East Bremerton, West Bremerton,
• Gorst, McCormick Woods, Port Orchard and Port Orchard South Kitsap Urban Growth Areas.
• South Kitsap Industrial and Poulsbo are not included in the Remand since they are not affected by the remand zones.
• 5 dwelling units per acre for Urban Low and Urban Cluster zones.
• Review of development trend from 2000-2010.
• Review final Long Plat of 10 units or more and final Short Plat of 9 units or less.
• Review of Preliminary Plats and code allowances.
• Review Land Capacity Analysis.
• Public Facilities deductions, local and regional facilities.
• Undevelopable Land.
• Unavailable Land production.

Discussion is held regarding commercial property in Kingston. This Remand is for residential zoning only.

Discussion is held regarding a proposal to eliminate GMA, and/or eliminate the Growth Management Hearings Board.

All UGA have to be adjusted at the same time. The next ten year update will be 2016.

A motion is made by Commissioner Nevins and seconded by Commissioner Sommerhauser to advise the Kitsap County Board of Commissioners to consider a moratorium to exclude further land divisions in unincorporated Urban Growth Areas for six months.

Discussion is held regarding the effect of the moratorium on the process of the Remand order and to the public.
6:44:10

The Vote:
Yes: 2
No: 6
Abstain: 1
The motion failed.

6:44:51

N. Work Study: Shoreline Master Plan – David Greetham, Senior Planner, DCD

- Primary Topic: Shoreline Mapping and Environmental Designation
- Shoreline Master Plan Development Review: KC has approximately 292 miles of shoreline, including all streams with 20 cubic feet per second flow, lakes over 20 acres in size, marine shorelines and associated wetlands.
- Accommodate Shoreline uses – Single Family Development, water oriented Industrial or Commercial, recreation.
- Balance public and private property rights.
- Staff meets every month with the Cities, Suquamish, Port Gamble S’Klallam Tribes (with open invitation to three other tribes) Ecology, Department of Natural Resources.
- WA Department of Ecology is the approving authority; Citizen Task Force and General Public are part of this process. (Request for names and background of CTF members).
- There are six steps in this process: Preliminary Shoreline Jurisdiction & Public Participation Plan, Shoreline Inventory and Characterization; Shoreline Environmental Designation, Policy & Regulation Development, cumulative Impact Analysis; Restoration Plan; Local Approval; State Approval and Local Adoption (KCC Title 22 updated).
- Key Changes: Existing development recognized as “conforming”; may be repaired and replaced; New or expanded development must demonstrate “no net loss of shoreline ecological functions”; Shoreline designations and buffers updated to better reflect current conditions and changes in State Guidelines; Updated General Goals & Policies; Shoreline Use and modification standards updated to reflect WAS Guidelines.
- Explanation of Draft SMP Designations by Area and Parcels.
- Explanation of shoreline standard buffer and reduced standard buffer.
- Public Outreach meetings will be held in February and March
- Reviewed frequently asked questions.
- Suggested Open Houses prior to Planning Commission hearings.
- Explanation of Maps by individual shoreline environment designations.

Discussion is held regarding No Net Loss and Restoration.

Discussion is held regarding forestry within the 200’ shoreline jurisdiction.
Will review Shoreline Use and Modification Standards at February 21st Work Study.

8:07:11

For the Good of the Order: Chair Brown

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

Time of Adjournment: 8:07:36

EXHIBITS

A. Open Space Application for Larry & Samantha Adrian
B. Open Space Application for Gerald F. & Nina M. Fletcher
C. Open Space Application for Catalino & Carmelita Lapid
D. Open Space Application for James & Tayna Martin
E. Open Space Application for Garry & Nadine Porter
F. Open Space Application for Don & Denise LaPlant
G. Farm Conservation Plan for Garry & Nadine Porter
H. Kitsap County Shoreline Master Program Chapter 7
I. Findings of Fact: Larry & Samantha Adrian
J. Findings of Fact: Gerald F. & Nina M. Fletcher
K. Findings of Fact: Catalino & Carmelita Lapid
L. Findings of Fact: James & Tayna Martin
M. Findings of Fact: Garry & Nadine Porter
N. Findings of Fact: Don & Denise LaPlant

MINUTES approved this _______ day of _______ 2012.

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Michael Brown, Planning Commission Chair

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Karen Ashcraft, Planning Commission Secretary