Kitsap County Planning Commission – April 17, 2012

MINUTES
KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
April 17, 2012 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: Karanne Gonzalez-Harless, Tom Nevins, Linda Paralez, Carol Smiley, Jim Sommerhauser, Mike Brown, Lou Foritano, Robert Baglio and Linda Rowe

Staff present: Heather Adams, Jeff Smith and Planning Commission Secretary Karen Ashcraft

6:00:15

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

6:00:52

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

The Vote:
Unanimous
The motion carries

6:01:05

C. Approval of the March 20, 2012 minutes

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Smiley to accept the minutes as corrected.

The Vote:
Yes: 8
No: 0
Abstain: 1
The motion carries

D. Approval of the April 3, 2012 minutes
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Smiley to accept the minutes with editorial corrections.

The Vote:
Unanimous
The motion carries

6:02:01

E. Public Comments

6:02:15

F. Findings of Fact: KCC Chapter 21.02 – Heather Adams, Associate Planner, DCD

- Reviewed the five recommendations by the Planning Commission.

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Foritano to approve KCC Chapter 21.02 as presented.

The Vote:
Unanimous
The motion carries

6:04:22

G. Work Study: TDR Regulations, (Transfer of Development Rights) – Jeff Smith, Senior Planner

- The Interlocal Agreement between Kitsap County and the City of Port Orchard was approved on December 12, 2011 for the County’s Transfer of Development Rights (TDR) program.
- Currently we are developing a methodology establishing a transfer ratio as an incentive based Transfer Development Rights.
- Currently requirements in KCC Chapter 17.430 require TDRs for site-specific Comprehensive Plan Amendments and zone changes to a higher urban intensification.
- Potential Areas of Public Benefit Sites are: Agricultural/farm sites; Public Trail System across privately-owned rural land; Small rural lots also referred to legacy lots.

Discussion is held regarding transfer development rights to higher density or change of residential to industrial in urban area. This would be rural area to urban area.
Discussion is held regarding the specific land that is being transferred by survey.
Discussion is held regarding the LAMRIDS as part of TDRs.
Discussion is held regarding excise tax on TDRs and KC compensation.
Discussion is held regarding the seller organization being the same as the receiving organization. Yes, they could be, if the proposal is rural to urban.
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- Work Shop will be held on May 2, 2012 inviting the stakeholders, inviting guest speakers from the Puget Sound Regional Council, Cascade Land Conservancy, local real estate realtors. We will be promoting the program for the future.

- Staff will do a second work study to the Planning Commissioners in June. Staff looks forward to any comments from the Planning Commission.

Discussion is held regarding the Planning Commission receiving a complete packet with maps of the proposal prior to the next work study.

7:00:57

For the Good of the Order: Chair Brown

The joint meeting with the KC Board of County Commissioners is scheduled on May 21 at 2:30 in the Port Blakely conference room.

The Shoreline Management Program’s Public Hearings for May 1 and 7 have been postponed to June 5 and June 11. The June 5 Public Hearing will be held at 6:00 pm in the Board of County Commissioners Chambers, 619 Division Street, Port Orchard and the June 11 Public Hearing will be held at the City of Poulsbo, City Council Chambers, 200 NE Moe Street, Poulsbo.

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

Time of Adjournment: 7:04:16

EXHIBITS:

A. Findings of Fact: KCC Chapter 21.02 – Heather Adams, Associate Planner, DCD

B. Memorandum of Transfer Development Rights – Jeff Smith, Senior Planner, DCD

MINUTES approved this _______ day of _______ 2012.

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Michael Brown, Planning Commission Chair

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Karen Ashcraft, Planning Commission Secretary