KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
October 21, 2014 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/doc/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, Jim Svensson, Linda Paralez and Jim Sommerhauser
Members absent: Lou Foritano, Karanne Gonzalez-Harless, Erin Leedham, Joseph Phillips and Linda Rowe

Staff present: Eric Baker and Planning Commission Secretary Karen Ashcraft

6:10:03
A. Call Meeting to Order, Introductions by Pro Tem Chair Sommerhauser

6:10:17
B. Agenda accepted as presented.

6:10:28
C. Pro Tem Chair Sommerhauser stated that due to lack of a quorum the minutes for October 7, 2014 will be accepted at the next meeting.

6:10:41
Discussion is held regarding the quality of the audio from the October 7, 2014 Planning Commission meeting.

6:12:37
D. Public Hearing, Deliberations: Forestland at Risk/Transfer of Development Rights Program Update – Eric Baker, Special Projects Manager, Kitsap County Commissioners
   • Draft 3C. Transfer of Development Rights – September 29, 2014
   • Staff Report – October 15, 2014
   • E-mail from Doug Skrobut, McCormick Land Company (Public Comment)
   • Transfer of Development Rights through the Growth Management Act (GMA) to allow an option of property owners in the rural area to do something other than develop their property
   • TDRs are an incentive based process, not a regulatory but a choice of property owner
   • Open Space Preservation, Farming Areas and Non-Conforming Lots (Legacy Lots)
   • Code Amendments 2015
   • Regional TDR Bank in King, Snohomish and Pierce County
Commissioner Paralez inquired if the county is obligated to be more strict in enforcing those property owners who would be able to build more on their property than is currently allowed without the use of Transfer of Development Rights? Eric Baker stated this example would be the responsibility of Kitsap County’s Code Enforcement division.

Commissioner Nevins inquired if the application of a TDR would benefit the public not just the property owner. Eric Baker stated that be incorporated in the future.

Commissioner Svensson inquired about the TDR process? Eric Baker stated the real estate community will broker deals between developers or property owners in the rural area.

Commissioner Svensson inquired if the proposal would be heard by staff/ Hearing Examiner or staff/Planning Commission and Board of Commissioners? Eric Baker stated TDRs would be part of the Re-zone or Comprehensive Plan Amendment process that includes the Planning Commission and Board of Commissioners.

6:32:03
Pro Tem Chair Sommerhauser opened the Public Hearing for the Transfer of Development Rights Program.

6:32:26
Pro Tem Chair Sommerhauser closed the Public Hearing for the Transfer of Development Rights Program noting that the Planning Commissioners received one e-mail comment for the record.

6:32:50
Pro Tem Chair Sommerhauser requested from the Planning Commissioners present items for the future Deliberations with Eric.

A motion is made by Commissioner Paralez to leave the comment period of the Transfer of Development Rights Program open until close of business next Monday, October 27, 2014.

Pro Tem Chair Sommerhauser, as Chair grants the motion for comment via e-mail or written kept open until Monday, October 27, 2014.

6:34:22
Commissioner Nevins stated on Policy RL 77 Page 2 – List a new sending site as (d) Lots that require a relaxation of environmental protections as a condition for development. Kitsap County has a large number of wetlands, streams and shorelines and Kitsap County receives aggressive variance applications and they compromise our environmental protections.

Commissioner Nevins stated on Policy RL 80 use the word “Develop” instead of explore.

6:36:35
Pro Tem Commissioner Sommerhauser: For the Good of the Order
Time of Adjournment: 6:36:45

Exhibits:
A. Environmental (SEPA) Checklist
B. Environmental (SEPA) Checklist – Supplemental Sheet for Non-project Actions
C. Determination of Non-Significance
D. Draft 3C. Transfer of Development Rights September 29, 2014
E. E-mail from Doug Skrobut McCormick Lands October 1, 2014

MINUTES approved this 4th day of November 2014.

Lou Foritano, Planning Commission Chair

Karen Ashcraft, Planning Commission Secretary