Kitsap County Planning Commission - October 7, 2014

MINUTES

KITSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
October 7, 2014 9:00 A.M.

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: Lou Foritano, Tom Nevins, Linda Rowe, Karanne Gonzalez-Harless, Linda Paralez, Erin Leedham, Jim Svensson and Joe Phillips

Members absent: Jim Sommerhauser

Staff present: Eric Baker, Katrina Knutson, Shelley Kneip, David Greetham and Planning Commission Secretary Karen Ashcraft

A. Call Meeting to Order, Introductions 9:00:49

B. Adoption of Agenda 9:01:29

C. Approval of the August 19, 2014 Minutes 9:01:42

A motion is made by Commissioner Phillips and seconded by Commissioner Leedham to accept the minutes as submitted.

The Vote:
Yes: 6
No: 0
Abstain: 2

The motion carries.

D. Work Study: Forestland at Risk/Transfer of Development Rights Program Update – Eric Baker, Special projects Manager, Kitsap County Commissioners

- Transfer of Development Rights (TDR) of Forestland at Risk Grant
- Transfer of Development Rights Phase 1
- Phase 2 in 2015 will be the Code presentation
- TDR Program adopted in 2006 to give people in rural areas an option to developing their property by transferring their right (single-family residence or some other use) to the urban areas of Kitsap County
- TDR Program wasn’t successful in 2006 due to the recession and large Urban Growth Area (UGA) expansion and lack of marketing
- 2015 Program will be privately driven within the code
Goals and Policies for the Transfer of Development Rights
Non-Conforming lots in the rural areas of Kitsap County
Open Space Preservation areas located in the Rural Wooded zones
Farming Areas designated by the Kitsap County Strategic Agricultural Plan
One requirement will be to market this program to Realtors and Farming Community
Explore sending our development to Urban areas on the other side of the water
Public Hearing October 21, 2014 at 6:00 P.M.

Chair Foritano inquired of the creation of a market place for perspective sellers and buyers?
Eric Baker stated that during the 2016 Comprehensive Plan update or sub-areas plans will be
where people will be proposing increases to uses in urban areas. Kitsap County has more urban
growth area then the local cities.

Commissioner Nevins stated that there are legal lots close to streams that the county has to allow
the owner to build in the buffers. He would like to see a 4th category for environment.

Commissioner Leedham requested an explanation of what a buyer gets by purchasing a
development right.
Eric Baker stated as the code is currently written people who are interested in changing their
Comp Plan designation from Urban Low to Urban Medium or Urban High would need a certain
number of development rights. Moving from residential to commercial, they would need two
development rights for every acre that they are looking to transfer. The new code is looking at a
more robust way by looking at density and building height by purchasing a development right or
to reduce the parking requirements (parking stalls) purchase a development right.

Commissioner Svensson inquired if there have been any TDRs applied for from the 2006 program.
Eric Baker stated that there were no TDRs applied for from the 2006 program.

Commissioner Gonzalez-Harless inquired if the WS Department of Natural Resources lands
around Green Mountain would cause the state to be in the market to sell Transfer Development
Rights and compete with private land owners?
Eric Baker stated the area around Green Mountain is DNR land and is Kitsap County's only Forest
Resource Land. Currently, we haven't made any distinction between public and private sale of
development rights.

Commissioner Gonzalez-Harless inquired about the KC Assessor's Department and the tax impact
and has the Assessor's done an analysis?
Eric Baker stated the Assessor hasn't done an analysis. The sale of a development right or
establishment of a Conservation Easement over the top of a piece of property, doesn't affect their
tax status in any way until they are re-evaluated.

Discussion is held regarding Assessor's review.

Commissioner Gonzalez-Harless requested three different examples of what types of property we
are reviewing for instance: Forest land, environmental sensitive property, Open Space or those
already in open space to capitalize on TDRs on top of that.
Eric Baker will review the request.
Commissioner Nevins stated increase density is going from 4 to 9 or 5 to 9 dwelling units per acre to 20, 30 or 40. Eric Baker stated the county encourages a series of things like affordable housing, habitat protection, but need to make those preservation opportunities viable. At certain times they are not financially sustainable. The preservation of the rural area is important and adding the TOR step to certain types of up-zone Urban Growth expansion, building heights requirements, parking requirements are appropriate at this time to get a market going.

Discussion is held regarding the Regional Transfer Development Rights.

Discussion is held regarding parking.

E. Director's Update: Larry Keeton, Director DCD
   - Budget Presentation requesting $819,000 from the General Fund
   - Requesting six positions – 1 position in outreach for Comp Plan;
     1 Urban Planning Planner; 2 Deputy Fire Marshals for Fire Prevention;
     2 Addressing; 1 Planner of the Day; 1 Plans Reviewer
   - Project Processing Review
   - Sign Code update
   - 5 Year Plan – 2015 & Beyond
   - Open Houses for Comprehensive Plan
   - Shoreline Master Plan
   - Code Compliance Title 5

F. Briefing: Comp Plan 101 – Katrina Knutson, Senior Planner, Planning and Environmental Program, DCD & Shelley Kneip, Kitsap County Senior Deputy Prosecutor
   - Overview of the Basic of the Growth Management Act
   - Purpose/History
   - Hierarchy of Planning
   - Key GMA Provisions
   - Comprehensive Plan
   - Urban Growth Areas
   - Development Regulations
   - Review and Update
   - Process/Issues to address
   - Growth Board Appeals

Discussion is held regarding Economic Development.
Discussion is held regarding the Hearings Board Decision.
Discussion is held regarding the vesting.

Recess: 10:33:39
Reconvene: 10:39:34
Katrina Knutson, Senior Planner, Planning and Environmental Program, DCD

- Kitsap County Comprehensive Plan Update
- Overview of Presentation
- What is Comprehensive Plan?
- How is the Comprehensive Plan Implemented?
- Kitsap County’s First Comprehensive Plan 1977
- Kitsap County Comprehensive Plan History
- Kitsap 2035
- What is the Driving Force?
- What Does the GMA Say?
- What Must the County Consider in the Update?
- Kitsap Comprehensive Plan Update Major Tasks to Do
- Scope and Strategy Document
- Let’s Hear Kitsap!
- 2014 Buildable Lands Report
- Internal Review Team (IRT)
- Internal Review Team Comprehensive Plan Review
- Sub-Area Plans
- KC Board of Commissioners requested the Planning Commission members choose a section of the Comprehensive Plan for review
  - Open Houses

Katrina Knutson stated that there are nine required elements: Land Use, Natural Resources, Housing, Capital Facilities, Utilities, Transportation, and Rural & Economic Development Optional Elements: Historic Preservation, Parks & Recreation & Environment

Chair Fortano requested Planning Commissioners to choose an element of the plan for review:
  - Commissioner Paralez – Transportation & Land Use
  - Commissioner Leedham – Economic Development & Capital Facilities
  - Commissioner Gonzalez-Harless – Buildable Lands & Rural
  - Commissioner Phillips – Land Use & Utilities
  - Commissioner Rowe – Housing
  - Commissioner Svensson - Parks and Recreation
  - Commissioner Nevins – Natural Systems

Good of the Order
Commissioner Nevins suggested that the Planning Commissioners review the Kitsap County’s web site and chose the “search function”. It is currently working.

Commissioner Gonzalez-Harless requested comment from David Greetham regarding the Sign Code that was presented to the Board of Commissioners.
David Greetham stated the Board of Commissioners had the Public Hearing for the Sign Code last evening. As yet, no deliberation or decision has been done. The Commissioners extended the public comment to October 13, 2014. Deliberations should be the middle of October; no date set for
decision. The draft sign code that the Planning Commission forwarded to the Board is the draft the
Board of Commissioners presented.
Seven people testified last night; it was very specific language verifications, comments regarding
Code Enforcement but no major changes.

Commissioner Gonzalez-Harless questioned the comment/results of the second Work Study with the
Board?
David Greetham didn’t attend the second Work Study, but there was discussion about the electronic
signs changing every eight seconds. The Board will probably discuss further during deliberations.

Commissioner Nevins stated a Bill Board person was in attendance and discussed the industry
standard of 8 to 9 seconds. There was a request for the current bill boards in the county become
digital bill boards.

Commissioner Paralez stated there will be a Ferry Meeting in Kingston tonight.

11:10:07

Time of Adjournment: 11:10:07

Exhibits:
B. Power Point Presentation Growth Management Act October 7, 2014
C. Comprehensive plan Update Flyer September 2014
D. Power Point Presentation Kitsap County Comprehensive Plan Update October 6, 2014

MINUTES approved this day of November 2014.

Lou Foritano, Planning Commission Chair
Karen Ashcraft, Planning Commission Secretary

ftp://kcwppub3.co.kitsap.wa.us/dcd/audio/cy2014/Planning-10-7-2014AM-Pt1.wma
ftp://kcwppub3.co.kitsap.wa.us/dcd/audio/cy2014/Planning-10-7-2014AM-Pt2.wma