KITTSAP COUNTY PLANNING COMMISSION
Administration Building – Commissioners Chambers
August 19, 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/pr/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, Jim Sommerhauser, Linda Rowe, Karanne Gonzalez-Harless, Linda Paralez and Joe Phillips

Members absent: Erin Leedham and Jim Svensson

Staff present: Angie Silva, Eric Baker, David Greetham and Planning Commission Secretary Karen Ashcraft

A. Call Meeting to Order, Introductions

B. Adoption of Agenda

A motion is made by Commissioner Nevins and seconded by Commissioner Paralez to accept the Agenda.

The Vote:
Unanimous
The motion carries.

C. Approval of the August 5, 2014 Minutes

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

The Vote:
Yes: 7
No: 0
Abstain: 1
The motion carries.

D. Planning & Environmental Program Update: David Greetham, Planning Supervisor, Planning & Environmental Program, DCD

- Board of Commissioners holding its first Work Study on the Sign Code on August 20th
- Comprehensive Plan Update due by June, 2016
- New Comp Plan update website: compplan.kitsapgov.com
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- Three Open Houses – North Kitsap September 30, 2014, Central Kitsap October 7, 2014 and South Kitsap October 14, 2014
- Citizen Survey on website
- October 7th presentation of Comp Plan 101 to the Planning Commission
- Other Upcoming Code Updates:
  a) Title 15 (Flood Code) – FEMA mandated revisions
  b) Agricultural Code

Chair Foritano requested information regarding the outreach program, i.e. newspaper, etc.
David Greetham stated Elizabeth Court, Outreach Coordinator will be sending post cards to all citizens of unincorporated Kitsap County in early September. Two press releases will occur prior to the Open Houses and two programs are being shown on BKAT.

Commissioner Gonzalez-Harless suggested listing the Board meetings on the Planning Commission agenda.

Discussion is held regarding FEMA’s strict standards.

9:13:28

Kathleen Barnhart, Watershed Project Coordinator, Planning & Environmental Program, DCD
- 2013 Naval Base Kitsap nominated Kitsap County DCD to apply for a Grant with the Department of Defense, Office of Economic Adjustment
- The Grant is to conduct a Joint Land Use Study or “JLUS”. JLUS’ are cooperative land use planning efforts between the local government and military installations to ensure community growth is compatible with the military’s operations and missions and that the military’s negative impact on surrounding communities and environments are minimized
- Cooperative effort between Kitsap County, Jefferson County, City of Bremerton, Naval Base Kitsap and Naval Magazine Indian Island
- The first Open House is scheduled for September 15, 2014 at the Bremerton City Hall from 4:00 P.M. to 6:00 P.M.
- Project web site is: klijius.com

In comparison to other JLUS throughout the country, this is more of a preventative effort before there are major issues. A potential outcome may be the development of inter-local agreements for continued communication with the US Navy and the local jurisdictions.

Discussion is held regarding possible issues with the aquatic environment.

9:18:24

E. Briefing: 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
- TDR Program moves development from the rural area into the urban areas
- The TDR Program preserves specific areas for Open Space acquisition, long-term small scale agriculture and to remove a number of non-conforming lots from current rural surplus of lots. Create an Incentive to move those development rights into urban areas. Perhaps Silverdale, Kingston or Central Kitsap Urban Growth Area

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In 2006 Kitsap County formed its first TDR Program
Expansion of the Urban Growth Areas (UGA) and 2006 TDR Program wasn’t marketed well to
the Real Estate or Development Community
2011 Forest lands at Risk Grant focused on 7,000 acres of Pope Resources in North Kitsap
County
Grant Review for appropriate Conservation, appropriate for continued forestry and areas for
Clustered Development
Assessments will be done by Greater Peninsula Conservancy and Kitsap County Parks
Department Forestry staff
Development of Forest Management Plans for each of these lots and implement a plan
Clustering Program by using Low Impact Development to minimize environmental disturbance
Due to issues with previous clustering programs, the focus of the task was switched to
revisiting the TDR program
Regional TDR Program includes Pierce County, King County and Snohomish County
Kitsap County could sell the rural rights to the Regional TDR Program
Reviewing the areas in North Kitsap, South Kitsap and Central Kitsap not for commercial
forestry but as Future Open Space Acquisition
Comp Plan Amendments regarding acquiring Open Space areas, small agricultural areas, may
include approved maps inside the Comprehensive Plan
2015 will be updating the code
Work Study on October 7, 2014 to Planning Commission will include Draft Comprehensive
Plan Amendments

Chair Foritano suggested approaching an eastside money person (Paul Allen) to invest in Kitsap
County.
Eric Baker stated there would have to be changes within the legislature to allow Kitsap County into
the Regional TDR Program.

Commissioner Gonzalez-Harless inquired if the agri land would be included in the Comprehensive
Plan.
Eric Baker stated we are not looking at commercial agriculture; but small scale agriculture uses.

Commissioner Sommerhauser inquired if the TDR program will really go forward this time.
Eric Baker stated there will be Comprehensive Plan Amendments by the end of the year. This is being
funded by a grant program. New Zoning Code will be adopted by March, 2015 for the Planning
Commission consideration.

Commissioner Gonzalez-Harless requested clarification regarding property that is currently
designated forest land requiring that it goes into current use assessment Open Space, so it can no
longer be logged or will it have an option to still stay in designated forest land? There is a significant
compensating tax difference.
Eric Baker stated we are not talking about actual forest lands; we are discussing rural wooded rural
land. Most likely a Conservation easement would be right over the top of it. Whether the
Conservation easement would be held by Kitsap County or be held by an organization. Kitsap County
would manage these properties for forest not forestry.
Commissioner Sommerhauser inquired about a change from the legislature relating to forestry and the sizes of pieces that could be forestry. Are you aware of this change?

Eric Baker stated that there are three main Open Space programs. They are: Agricultural Open Space, Open Space (that allows logging) and straight Forest Lands. In the past, to change from one Open Space designation to another, taxes would need to be paid.

Chair Foritano requested to know what the primary goal for TDR? Is it preservation of rural forestry? Eric Baker stated the main reason for the TDR program is depreciation in value by breaking it up and allowing certain portions to be sold off or eventual acquisition by a public entity.

Chair Foritano inquired as to one or two goals. What will be the economic viability for this county that will help us preserve rural character but also help with the tax base?

Eric Baker stated in the future the difference between the current TDR and the future TDR is to look at specific portions of the rural area; Open Space acquisition areas; small farming and non-conforming lots to see removed and may want to incentive a TDR program by creating a certain surplus of development rights by giving higher ratio.

9:53:02

F. Deliberations & Findings of Fact: Central Kitsap Campus Design Guidelines – Angie Silva, Senior Policy analyst, Kitsap County Commissioners Office

9:53:43

A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins to approve the recommended design guidelines as presented and discussed.

Commissioner Nevins stated he is concerned about the statement “First Come, first served” and where is the money coming from to make this a viable project.

Angie Silva stated the detailed Master Plan is fluid and flexible with negotiations. There have been many meetings to discuss the needs of the Performing Arts Center or the Kitsap Regional Library District as to location, parking and so forth. There will be further discussions regarding meeting space for the various Silverdale/Central Kitsap community groups.

Chair Foritano stated the need to address parking to accommodate the Performing Arts Center and library with the YMCA. Encourage the library to create a space for community meetings.

Commissioner Sommerhauser inquired about a survey.

Angie Silva stated the community survey will be distributed in the fall, 2014. The library will determine their future location on August 26, 2014. In the fall, we hope to start the site plan coordination meetings in September to include Kitsap Regional Library, West Sound Performing Arts Center, C Stock, YMCA and the Kitsap County Sheriff’s office.

The Vote:
Yes: 5
No: 1
Abstain: 1
The motion carries.
10:02:23
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Nevins to
approve the Findings of Fact.

The Vote:
Yes: 5
No: 1
Abstain: 1
The motion carries.

10:02:54
Chair Foritano: Good of the Order:

Commissioner Sommerhauser requested the listing of Board’s Agenda Items for Work Study and/or
Board’s hearings on the Planning Commission agenda.

Commissioner Nevins stated that it is easy to sign up for the notification system provided by the
county.

Chair Foritano stated the Board had requested volunteers from the Planning Commission to help
review a portion of the Comprehensive Plan.

Commissioner Gonzalez-Harless requested that staff review the Staff Report that is being submitted
to the Board prior to its submittal.
David Greetham stated the Sign Code Work Study will be 10:00 A.M. to 10:45 A.M. tomorrow.
There are a few items that the Board is aware of: Legal issue regarding sign content; amortization
program; flashing hold time of signs.

Commissioner Gonzalez-Harless requested clarification of location of electronic signs, in just LAMRIDs
or rural area?
David Greetham needed to review the section again, prior to answering the question.

10:09:53
A motion is made by Commissioner Sommerhauser and seconded by Commissioner Paralez to
adjourn the meeting.
Time of Adjournment: 10:10:00
Exhibits:
A. Open House schedule for 2035 Comprehensive Plan Update
B. Findings of Fact, Conclusions and Recommendations Central Kitsap Community Campus
   Design Guidelines and Kitsap County Code Title 17 Amendments

MINUTES approved this 8th day of 06/02/2014.

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

ftp://kcwppub3.co.kitsap.wa.us/ded/audio/cy2014/Planning-8-19-2014AM.wma