

PLANNING COMMISSION REGULAR MEETING
JUNE 24, 2010

ITEMS DISCUSSED

1. CALL TO ORDER
2. CONTINUED PUBLIC HEARING – CPA14567B, CAINON
3. CODE UPDATE, TITLE 18
4. REPEAL OF THE MASTER PLANNED DEVELOPMENT PROCESS
5. ADJOURNMENT

1. CALL TO ORDER [7:02:16 PM](#)

Chair Lewars called the meeting to order at 7:02 p.m. A quorum was established with the following Commissioners in attendance: Martin Minkoff, Michael Wangen, Don Fisher, and Maradel Gale. There was no public comment.

2. CONTINUED PUBLIC HEARING – CPA14567B, CAINON

Chair Lewars opened the public hearing at [7:04:38 PM](#)

William Palmer, representing the applicant, told the Commission that he had submitted two letters. One addresses market forces and how they play out in the evaluation of a CPA and the other addresses the historical events since Cainon purchased the property in 1987.

Chair Lewars said that this amendment was discussed at some length at the last meeting. The consensus seemed to be that the Commission would like to recommend approval of the Cainon application. Then there was confusion arising from a number of Rolling Bay property owners who opposed the application because of the proposed policy amendment.

Commissioner Gale moved that the Planning Commission recommend adoption of Comprehensive Plan Amendment 14567B with these changes: that Comp Plan section NSC 1.3 which deals with Island Center, have the following added at the end of the current language, “Prior to the special planning process and development of a plan for the special planning area changes to the NSC boundary and land use designation may be considered (1) for parcels of less than one acre which abut current NSC designated property, (2) that are not encumbered by critical areas, and (3) that represent a logical extension of current, existing commercial development within the abutting NSC.”

The proposed amendment meets the criteria for CPA amendments in that there is increasing awareness that the NSC should provide commercial opportunities to area residents so as to obviate the need to drive into Winslow to meet daily needs, the area is designated for increased density as a Neighborhood Service Center and expected to absorb increased growth on the Island,

The policy amendment is compliant with the Growth Management Act in that it strictly limits the amount of property that could be added to either NSC prior to the mandated special planning process and special planning area plan. The impacts – staff resources will likely not be greatly impacted due to the very limited nature of the amendment in terms of size of parcel and contiguity requirement. The proposed amendment does not open the door to continually increasing the size of the neighborhood service center, as it is not tied to a percentage of the size of the NSC.

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The specific parcel meets the requirements for a comprehensive plan amendment in that it concentrates commercial activities within the Neighborhood Service Centers. Adequate public services, such as roads and the water system, are available to the subject property. Alternatives exist for sewage treatment, such as packaged treatment plants, which could overcome the lack of city sewers in the area and any development plans must be approved by the Kitsap County Health Department. There are insignificant impacts on other city services, such as schools and parks. The impact on city staff resources in processing the comprehensive plan amendment and the subsequent site plan are no more than have already been expended in dealing with this application and will be consistent with other development projects.

Commissioner Fisher seconded the motion. After staff verified that the policy change will apply only to Island Center, and noted an additional change that will need to be made in the Introduction to the Land Use Element, the motion carried unanimously.

3. CODE UPDATE, TITLE 18

Chair Lewars asked Special Projects Planner Kelly Dickson to start with the Commission's questions from the last meeting. After a brief discussion, the Commission concurred with the staff's recommendations on the following:

- The definition of agricultural research facility from the current code (listed as "education or research facility related to agriculture") will be retained
- Community kitchens will be added as a specific example of a cultural facility
- The definition for "agricultural processing" will be clarified by adding specific examples, such as making jam or sausage
- Hedgerow standards may be used to allow reductions in setbacks

Ed Cannard commented that there is no rational reason to limit roosters to properties of at least 2.5 acres. Asked about the functions of a rooster, both Mr. Cannard and Patti Dusbabek replied that roosters provide protection, bring order to a flock, and fertilize eggs. Sara Blossom added that she is awakened more frequently by Kitsap Transit than she is by her rooster. After a brief discussion, the Planning Commission decided to delete the footnote regarding roosters.

Patti Dusbabek said that there is no clarification between farm and feed lot and displayed definitions from the state of Minnesota:

- Farm is a tract of land which is principally used for agricultural activities
- Feedlot is a lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising or holding of animals such that a vegetative cover cannot be maintained within the enclosure. Open lots used for the feeding and rearing of poultry shall be considered to be animal feedlots.

In the ensuing conversation, Ms. Dusbabek's concerns were clarified and Commissioner Gale assured her that the primary result of the proposed provisions is to ensure that agricultural uses are allowed broadly. Staff and the Commission agreed to add a statement that the provisions do not affect standards set by the Department of Agriculture or the Washington State Health Department.

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Brian Stahl, Kitsap Conservation District, told the Commission that they use animal units to determine how many animals can be raised and added that the manure management standards are nutrient-based, not volume-based. He also told the Commission that the District writes an average of 4 or 5 farms a year on the Island, primarily to protect a farm from its neighbors.

The owner of White Barn Farm on Day Road spoke to the Planning Commission about the impact of the recalculation of his SSWM fees and the impact that such a recalculation is likely to have on agriculture on the Island in general. Director Cook noted that the ordinance that is the basis of those fees is starting an amendment process and suggested that the amendment process will provide an opportunity to request that the City Council consider have a different calculation for farms than for other commercial operations on the Island.

Commissioner Gale moved that the Planning Commission recommend moving forward with the agricultural provisions as amended. Commissioner Fisher seconded the motion, which carried unanimously.

The Commissioners agreed to review the Ad Hoc recommendations and be ready to discuss them at the next meeting.

4. REPEAL OF THE MASTER PLANNED DEVELOPMENT PROCESS

Director Cook told the Commission that the proposed ordinance would repeal the Master Planned Development (MPD) process that one established only for one particular 35-acre section of the Island. The Planning Commission recently recommended approval of an associated Comprehensive Plan Amendment.

Director Cook also explained that the MPD process has never been used successfully because it is very difficult to get a group of property owners to come forward with the same plan and the same financial situation. In addition, the safeguards provided by the MPD process are duplicative of safeguards now embedded within the other development permit processes.

Staff's recommendation is that the Planning Commission schedule a public hearing on the ordinance for July 29th.

Chair Lewars stated that there has been some confusion about City Council directing staff to develop this ordinance and that it is his understanding that it has never been used and that it applies only to this 35- acre section. Director Cook agreed with his summary and added that the record for the meeting of June 2, 2010 clearly shows the Council's direction.

The Planning Commission agreed to schedule the public hearing on this ordinance for July 29th.

6. ADJOURNMENT

Long Range Planning Manager Libby Hudson described the process for establishing a citizens' advisory committee before the meeting adjourned at 8:56 p.m.