

Present:

Ryan Wixson, Chair
Sarah Philley Obert, *Vice Chair*
Kristen Fabry, *Secretary*
Jay Christian
Brandon Meyers
Caleb Reese
Gretchen Ritter-Lopatowski
Paula Wildes
Donna Hart
David Fergus
Kane Fenner
Garth Steadman

Kyle Bardwell

County Representatives:

Katie Walters, County Commissioner
James Bunn, *Policy Analyst*

Absent:

David Emmons
Neal Gaulden
Wendy Kile

Meeting Called to Order:

- Ryan Wixson, Chair, called the meeting to order at 5:03pm. In all, 44 people were in attendance.

Approval of the Agenda and the Minutes:

- Caleb Reese moved to approve, and Jay Christian seconded, the September 3rd Agenda.
- Donna Hart made a motion to amend the Aug 6th minutes to clarify that the charitable non-profit paperwork was approved but not the 501.c.3 paperwork for the Community Center. Caleb Reese moved to approve, and Brandon Myers seconded, the August 6th minutes as amended. The Council voted and both motions passed unanimously.

Community Recognition:

- Commissioner Walters introduced our new College council representative from Olympic College, Kyle Bardwell. Kyle originally hails from TX and recently graduated from Klahowya.
- Garth Steadman is our High School Rep from Klahowya. He hopes to attend UW or WSU next year and major in civil engineering. His goal is to understand more about local government while serving on the Central Kitsap Community Council.

New Business:

Year of the Rural Update – presented by Heather Cleveland, Long Range Planner, Department of Community Development. Heather explained that in the Growth Management Act passed in 1990, “rural elements” are one of the mandatory elements. There are 3 types of land - rural, resource, and urban lands.

The Project overview includes: 1. Developing a charter and community engagement plan, 2. Delivering a Rural and Resource Lands Chapter Update, Potential Code updates, reclassification request recommendations, 3. Outreach and engagement, 4. Research and Gap Analysis, and 5. Data Analysis and Mapping.

Given our geography, it has been hard over the years to develop and commit to a comprehensive plan. We have no agricultural zoning plus, an abundance of legacy lots. The 2024 Kitsap County Comprehensive Plan addresses the significant pressure for growth, especially in our county.

Outreach Overview - There have been 4 open comment periods as a part of Community Outreach over the 2-year period. Two surveys were conducted– Feb/ March 2025 (over 1K participants), June/July 2025- (only 100 participants on the focused survey). Other task forces include the Kitsap County Childcare Task Force which examines the shortage of childcare in the area and is looking at allowing day care in rural wooded zoning (currently not allowed). They work with community groups to see how draft policies would be implemented and received.

We are examining the balance between conservation and economic viability – 20-year plan to help us meet our plan for Resource lands. Rural and Resource Land Chapter will be available online. We don't have agricultural zoning designated but we do have agriculture – we call it "working lands." We do have forestry.

Goals Policies and Strategies include: 1. Rural development, 2. Resource Lands, 3. Rural Business, 4. Rural Services and Infrastructure (traffic, walking, public transportation, bicycling We don't build rural roads to urban standards. More paving is a concern for runoff and salmon), and 5. Rural Environment

Potential code updates include evaluating: childcare, horse boarding, agriculture, and mobile home park preservation. In the future they will look at boundary line adjustments, battery energy storage (currently under a moratorium), reclassification request process, events, rural lands analysis, in-home business. Still looking at use event facilities which are currently not allowed in rural wooded areas. Examining land use compatibility impact. Battery Energy Storage (BES) – what should the protections be? Puget Sound Energy is looking at peak demands exceeding capacity and electric car electricity demand. Jim Rogers from PSE is leading this effort.

Below is the timeline of events:

Open Comment period run from Sept 2nd-Nov 10th

Presentation and Open House - Sept 11th, (ref handouts)

Planning Commission Hearing Sept 23rd

Board of Commissioner Hearing – Nov 10th

Board of County Commissioners – Potential Adoption – December 8th

Questions were asked about dedicated wildlife corridors, preservation of water and watersheds, the 14 reclassification requests that were removed from the docket, and could CKFD put out fires in BES Facilities? Further information and the opportunity to comment is available at www.kitsap.gov under "Year of Rural."

Committee Reports / Announcements:

- Donna Hart provided an update on the Community Center. Their focus is to create a gathering space in the Urban area. No 501.c.3 paperwork has been filed yet but hopefully within the next month or so. They have developed a draft business plan and a letter of

intent for use of a certain building under consideration. The committee is working with the Fire Marshall to obtain a “use permit.”

- Paula Wildes, Chair of the Community Engagement Committee, reiterated that the focus of the committee is to raise awareness and bring people together. She reminded everyone of the upcoming events such as the Illahee Pier dedication (TBD), the Tracyton and Silverdale Tree Lightings, the Dec 13th Old Town Christmas Sailboat Light Parade, and the 2nd Annual Daffodil Festival on March 21st. Recommend checking the Kitsap County Parks Calendar for upcoming events in the area. Paula reiterated the great success of the Pop-Up Ferry during the Blackberry Festival over the weekend between Silverdale and Bremerton. The engagement committee is scheduled to meet with Lauren McDaniels to discuss partnership opportunities with the Central Kitsap School District.
- Go to Kitsap.gov to sign up for newsletters and digests!

Commissioner update:

- Commissioner Walters thanked the community for their engagement in the Pop-Up Ferry. Over 1500 people were able to enjoy their rides between Bremerton and Silverdale over Labor Day Weekend. Next year perhaps they will look at providing rides during the World Cup (maybe). In addition to the Blackberry festival riders transiting from Silverdale to Bremerton, some folks rode the ferry from Bremerton to spend time in Silverdale for the day. There was a shuttle to the mall and back. The Pop-Up Ferry T-shirts were so popular that they may even sell them next year.
- Commissioner Walters announced the survey is open for the Silverdale Regional Plan through Sept 8th. This is the first one in 20 years as we are looking for feedback on how to spend our tax dollars as we tackle the budget for the coming year. More information is available in her Newsletter and online.

Public Comment:

Council Announcements:

- Fire Chief Christian announced Fire Station 53 near Seabeck is near completion (October open house). Station 41 in Meadowdale is out for bid. Station 56 is scheduled for an 8-month remodel. Two of the nine stations are left to be remodeled by 2027.
- Our next meeting will be Wednesday, October 1st.

Meeting Adjourned

- Ryan Wixson, Chair, adjourned the meeting at 6:10pm.

Respectfully submitted by Kristen Fabry CKCC 2025 Secretary