1	KITSAP COUNTY PLANNING COMMISSION		
2	Zoom Webinar		
3	https://us02web.zoom.us/j/82555108099		
4	OR Dial In: (253) 215-8782 Webinar ID: 825 5510 8099 Password: 583097	,	
5	March 2, 2021 @ 5:30 pm		
6 7 8 9 10	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).		
12 13	Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Kari Kaltenborn-Corey, Kim Allen, Mike Eliason, Stacey Smith		
14	Members not present:		
15 16	<u>Staff present</u> : Jeff Rimack, Angie Silva, Dave Ward, Liz Williams, Kirvie Mesebeluu-Yobech, Amanda Walston (Clerk), Maria Sandercock		
17	Agency Representatives: Maria Sandercock (WA State Dept. of Ecology)		
18	5:30 pm		
19	A. Introductions		
20	B. Virtual Meeting Protocol		
21	C. Adoption of Agenda		
22	 MOTION: Stacey Smith moves to adopt the agenda as presented. 		
23	SECOND: Kim Allen		
24	 VOTE: 8 in Favor; 0 Opposed – Motion Carries 		
25	D. Adoption of Minutes		
26	 Minutes of 2/16/21 continued to next regular meeting 		
27	5:35 pm		
28	E. General Public Comment		
29	 Chair Phillips opens the floor to speakers wishing to provide testimony. 		
30 31	 SPEAKER: Bill Palmer, South Kitsap resident, President of Kitsap Alliance of Property Owners (KAPO) 		
32 33	 PROCEDURAL QUESTION/ANSWER: Mr. Palmer asks, and Chair Phillips confirms Shoreline Planner Maria Sandercock is in attenda 	nce	

1 2	as a representative from Washington State Department of Ecology (DOE) for tonight's Joint Public Hearing.
3	SPEAKER: Dick Brown, Kitsap resident, Owner of Kitsap Commercial Group
4 5 6 7 8 9 10 11	• Has been in this business over 50 years since coming to Kitsap. Believes it is extremely important in all PC actions not to add more weight or regulations to the housing industry, on top of an already awesome task to get projects approved. Notes lumber prices are up almost 200%; not enough inventory or land being platted in an out of control market; increase in the housing cost alone will be 20% due to lack of housing and new energy code. Translates to an approximate increase of \$30,000 to build a house over 5,000 square feet, which is significant to everyday people. Asks the PC to be mindful of what you put on top of current regulations.
13	 Hearing no other speakers, Chair Phillips closes the floor.
L4	5:40 pm
15 F. 16	Status Update: Buildable Lands Program Update – Liz Williams, DCD Planning Supervisor (est. 5 min)
17 18 19 20	 Ms. Williams presents a project overview to date, referencing the visual presentation, noting two main deliverables are Development Trend Review and Land Supply Analysis (LCA); the Buildable Land Program (BLP) deadline is June 30, 2021.
21 22	 Ms. Williams has technical issues; Angie Silva, DCD Assistant Director, will continue the update in her stead.
23 24 25	 The Growth Management Act (GMA) requires the lookback at permit data from 2013-2019 as well as look forward to land supply and forecasting to 2036, which also feeds the Comprehensive Plan Update in 2024.
26 27 28	 Reviews 9-step approach, with all jurisdictions discussing methods and testing. Steps 0 -3 which deal with mapping, GIS data, etc.; Steps 4 – 6 to look at future reduction for roadways, market factor, capital facilities, etc.
29 30 31 32	 Conversations continue with jurisdictions, and the consultant Heartland regarding Market Factor; evaluations of urban rural split, growth trends per Countywide Planning Policies (CPPs); anticipate complete preliminary LCA in March; begin reviewing employment factor in April with jurisdictions.
33 34 35	 QUESTION/ANSWER: Mike Eliason asks, and Ms. Silva confirms, BERK consulting is the primary consultant for this project, and Heartland is a secondary consultant for the Market Factor Analysis report.
36 37	 QUESTION/ANSWER: Mr. Murphy asks, and Ms. Silva confirms, the schedule has not changed since the last PC briefing.

1 2 3 4 5		 Ms. Silva notes slides from previous briefings are accessible to all on the BLP webpage located on the Kitsap County website and demonstrates on-screen how to navigate and find the materials, including the last Executive Summary detailing Steps 0 – 3 and the schedule process.
6 7 8 9 10		 Ms. Silva notes Kitsap and other jurisdictions are sprinting to keep up with the coming deadlines, as individual cities are also updating their SMP, preparing for the 2024 Comp Plan Update. Additionally, Kitsap is updating Countywide Planning Policies (CPPs) to reflect the Puget Sound Regional Council (PSRC) Vision 2050.
11 12 13 14		 Mr. Murphy appreciates the on-screen demonstration on guide people to the webpage and show what it looks like. Suggests continuing this visual navigation could go a long way to guide people to information.
15 16		 QUESTION: Mr. Beam asks if the end result will be one BLP or different versions for each jurisdiction.
17 18 19 20		 ANSWER: Ms. Silva notes there will be one consolidated report consistent to prior reports out, but there will be sections that breakout cities, unincorporated county, and a breakout for urban/rural split.
21		 Mr. Beam asks if all jurisdictions will use the same market factor.
22 23 24 25 26		 Ms. Silva note Market Factor is an assumption, not framework; CPP says the framework must be consistent, but assumptions can deviate; we hope to provide a recommendation from consultant on suggested market factor; each jurisdiction has discretion to vary up or down from that set factor and will have to defend if they choose to deviate.
27		5:59 pm
28 29 30 31	G.	Joint Public Hearing with Washington State Department of Ecology (DOE): Shoreline Master Program (SMP) Draft Amendments – Maria Sandercock, DOE Shoreline Planner & Kirvie Mesebeluu-Yobech, Planning & Environmental Programs (PEP) Planner (est. 1 – 2 hr)
32 33 34		 Ms. Mesebeluu-Yobech presents a brief overview of the project to date, including timeline requirements and deadlines; purpose of project, included scope and how the lighter review differs from a full update.
35 36 37 38		 Ms. Mesebeluu-Yobech highlights the public comment period, including SEPA review and comment deadlines as well as proposed draft materials released and opportunities for comment contact information and links. Introduces Maria Sandercock from DOE.

1	 Ms. Sandercock, DOE Shoreline Planner, presents a brief overview of DOE,
2	noting this is a joint project, meaning the County and State will share
3	comments received as well as the County's documented responses.
4	 DOE will review and determine whether the County's proposed periodic review
5	and update are consistency with state guidelines and requirements.
6	 County will submit their proposed amendment, DOE will review and
7	issue a determination on whether it is consistent with State
8	guidelines and requirements. DOE will return the proposal to the
9	County, noting any requested changes or clarifications. The County
10	will make any edits as necessary, formally adopt the amendments,
11	then send back to DOE for the final review and determination.
12	 Chair Phillips opens the Public Hearing, calls for speakers.
13	6:08 pm
14	 SPEAKER: William McCoy, resident of Unincorporated Kitsap County, in Miller
15	Bay/Poulsbo area.
16	 Has submitted more detailed written comments Acknowledges,
17	thanks DCD staff for assistance and partnership over last 2.5 years, as
18	he built a new development waterfront home on raw land.
19 20 21 22 23 24 25 26 27	 First point, when considering burden on property owners, one example is a revision to the ordinance that would require engineering to Title 12 standards, for a simple trail, in the buffer area, which could range from 90 – 200 feet from the shoreline. That means any trail, even if only for beach access, requires hiring a civil engineer for your project, and is very difficult to find an engineer willing to work on a project this small. Please consider for a simple trail, already limited in length and width, and approved based on the planting plan, requiring engineering may be overkill.
28	 Regarding proposed change to the View Blockage ordinance, which,
29	was under its own Ordinance 240-1984 for 30 years, and in 2014 it
30	was folded into the SMP. This created ambiguity around definition of
31	accessory structure, and consideration when determining view
32	blockage lines for adjacent, proposed developments.
33	 Believes the original ordinance was very clear and specified any
34	building greater than 150 square feet or 8 feet high was considered
35	for view blockage purposes. In 2014 it changed the interpretation and
36	did not consider boathouse or accessory structures and changed the
37	limit to 200 square feet and 10 feet in height; believes this change
38	was administrative, not legislative; requests the PC review original
39	ordinance and intent of that change.

1	6:12 pm
2	SPEAKER: Bill Palmer, South Kitsap resident, President of Kitsap Alliance of
3	Property Owners (KAPO)
4	 Objects to limit of 3 minute and objects to all-online hearing;
5	questions whether the June deadline is correct; believes the
6	discretionary amendments could be put off for further vetting; defers
7	to Ms. Sandercock but believes the date requirement only applies to
8 9	the mandatory changes to align with State guidelines RCW (Revised Code of Washington) & WAC (Washington Administrative Code.)
10 11 12 13 14 15	 KAPO objects to include presentation of a staff report to the PC that does not include all attachments, even if the PC received those attachments, the public hasn't seen them; could not find them on the DCD website, an example is the Watershed Consistency Analysis which had to be found by clicking on a link in the staff report; believes there could have been public comment from those who are intimidated by the online comment or hearing process.
17	 KAPO also concerned that PC did not consider fees, if they were able
18	to choose what to address or change; is employed as a consultant,
19	has a client who spent \$22,000 in application fees for a project, of
20	which \$11,000 alone was for the multiple Shoreline permits required;
21	 Does not believe it takes staff 65 – 144 hours to process three
22	permits. Believes more than 25 hours to write staff reports is a waste
23	of money, requiring duplicate fees for applications under review for
24	one purpose, which, in this example had no proposed physical site
25	improvements.
26	 Chair Phillips notes the 3-minute limit per speaker is standard, with an
27	occasional allowance for minor overrun on time.
28	 Chair Phillips notes the online hearing venue reflect the measures taken to
29	deal with the state of things as they are today.
30	 Chair Phillips defers to Ms. Sandercock for the comment related to DOE
31	deadline requirements for changes.
32	 Ms. Sandercock notes the RCW requires local government to review
33	their SMP and make needed amendments by June 30.
34 35 36 37	 There are three buckets of review, first are changes to state law to be incorporated, second are changes to local Comprehensive Plan or Development regulations to be incorporated, third is updated information or data about the Shoreline Environment that need to be incorporated into the SMP.

1	 Regarding what is required, if the County identifies any changes
2	necessary in those three buckets, DOE wants to see them.
3	6:20 pm
4	 SPEAKER: Richard A. Brown, Kitsap resident, Owner of Kitsap Commercial
5	Group
6	 Notes there are approximately 270,000 number of Kitsap residents,
7	only 3 want to testify in an important matter; estimate 9,000
8	waterfront property owners and only 2 testify; believes this is not a
9	public process; recalls when hundreds of people would turn out to
10	speak in person.
11	 Mr. Eliason asks, and Chair Phillips reviews the process for attendees to
12	indicate a desire to speak; Clerk confirms.
13	 Chair Philips notes the PC has received public input through Open Houses held
14	online.
15	 Dave Ward, DCD PEP Manager, notes 14 additional written comments, totaling
16	15 -20 pages have been received.
17	6:23 pm
18	 SPEAKER: Jennifer David, North Kitsap waterfront property owner along
19	Poulsbo/Liberty Bay area
20	 Had a surveyor evaluate her waterfront several years ago; notes
21	concern about what changes or impacts these new updates and
22	requirements will have on her current, aged property; worries that as
23	the second owner to property that has been here for many years,
24	thousands of dollars of changes will be required in short time period;
25	asks what typical results would look like for property owners based
26	on this new update.
27	 Mr. Ward asks, and Ms. David notes the evaluation centered on stormwater
28	drains, gray water tanks, pipe materials, stormwater drains and proximity to
29	waterfront; asks if neighbors will be asked to change drain materials or other
30	features.
31	 Mr. Ward notes this question is very site specific, but in general, unless there is
32	new development on the property, post-development or retroactive upgrades
33	are not required.
34	 Chair Phillips calls for any additional speakers, hearing none, closes the floor to
35	verbal testimony. The comment period will be kept open until 5pm on March
36	3, 2021; also noting that all comments will be brought before the PC for
37	consideration.
38	6:29 pm

1 2	 QUESTION: Mr. Eliason asks when staff expects comments and materials to be provided to the PC?
3 4 5 6	 ANSWER: Ms. Mesebeluu-Yobech notes staff will work hard to get comments by 3/9/2021, but it will be a challenge to process responses and compile in less than a week; DOE allows a 30 day period to transmit comments and responses.
7 8	 QUESTION/ANSWER: Mr. Murphy asks, and Ms. Mesebeluu-Yobech confirms, 14 comments have been received to date, and many are multiple pages each.
9 10 11 12	 COMMENT: Stacey Smith notes the public comment period has been open for approximately 30 days; appreciates the multiple and creative opportunities provided for individuals to send comment; having received an email herself through GovDelivery for those who signed up for notices, which included links, email address and a snail mail address to comment on the project.
L4	 Chair Phillips thanks staff and Ms. Sandercock.
L5	6:34 pm
L 6	H. For the Good of the Order/Commissioner Comments
L7	 Mr. Eliason asks if vacation rentals is still scheduled for 4th Quarter 2021.
18 19 20 21	 Ms. Silva notes no indication of change to the tentative schedule for this year on the topic. Eric Baker has been focused on COVID-19 related grants and opportunities, as well as other real estate matters and tasks.
22	 MOTION: Aaron Murphy moves to adjourn the meeting.
23	SECOND: Stacey Smith
24	 VOTE: 8 in Favor; 0 Opposed – Motion Carries
25	Time of Adjournment: 6:36 pm
26	Minutes approved this day of March 2021.
27	Amy Male
28	swy prawii
29	Amy Maule, Planning Commission (Vice) Chair
30	1 108
31	I Manufaction
32	Amanda Walston, Planning Commission Clerk