1		KITSAP COUNTY PLANNING COMMISSION	
2		Zoom Webinar	
3		https://us02web.zoom.us/j/89005266004	
4	0	R Dial In: (253) 215-8782 Webinar ID: 890 0526 6004 Password: 507903	
5		April 20, 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 <u>http://www.kitsapgov.com/dcd/pc/default.htm</u> and listen to the audio file (to assist in locating information, time-stamps are provided below).		
12 13		<u>bers present</u> : Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Caltenborn-Corey, Mike Eliason, Steven Boe	
14	<u>Mem</u>	bers not present: Kim Allen, Stacey Smith, Aaron Murphy	
15 16		present: Angie Silva, Dave Ward, Liz Williams, Kirvie Mesebeluu-Yobech, Amanda on (Clerk)	
17		5:30 pm	
18	Α.	Introductions	
19	в.	Virtual Meeting Protocol	
20	С.	Adoption of Agenda	
21		• MOTION: Mike Eliason moves to adopt the agenda as presented.	
22		SECOND: Alan Beam	
23		 VOTE: 6 in Favor; 0 Opposed – Motion Carries 	
24	D.	Adoption of Minutes	
25 26		 MOTION: Mike Eliason moves to adopt the minutes of 03/16/2021 as presented. 	
27		SECOND: Kari Kaltenborn-Corey	
28		• VOTE: 6 in Favor; 0 Opposed – Motion Carries	
29		• Minutes of 04/06/2021	
30 31		 Kari Kaltenborn-Corey notes on page 3, the Manchester maximum height limit stated as 24 feet should be replaced with 28 feet. 	
32 33		 MOTION: Steven Boe moves to adopt the minutes of 04/06/2021 as amended. 	
34		SECOND: Amy Maule	

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1		 VOTE: 6 in Favor; 0 Opposed – Motion Carries
2	Ε.	General Public Comment
3		5:37 pm
4		Chair Phillips opens the floor to speakers wishing to provide testimony.
5 6 7		 SPEAKER: Bill Palmer, South Kitsap resident, President of Kitsap Alliance of Property Owners (KAPO) provides comment regarding the Shoreline Master Program.
8		• Seeing and hearing no other speakers, Chair Phillips closes the floor.
9		5:40 pm
10 11 12	F.	Findings of Fact : Shoreline Master Program (SMP) Draft Amendments – Kirvie Mesebeluu-Yobech, Department of Community Development (DCD) Planning & Environmental Programs (PEP) Planner (est. 30 minutes)
13 14 15 16		 Ms. Mesebeluu-Yobech presents briefly, noting the Findings of Fact (FoF) show the original proposed amendments released to the public in red, underline strikeout format, with the proposed Planning Commission (PC) amendments in green, underlined or strikeout format.
17 18		 Chair Phillips calls for motions to approve; as none are offered calls for discussion.
19 20		 Mr. Beam notes concern regarding public participation; Chair Phillips asks, Mr. Beam declines to propose any amendments.
21 22		 Chair Phillips, Mr. Eliason note different opportunities, methods of participation beyond PC meetings.
23 24 25 26		 Angie Silva, DCD Assistant Director, notes Deliberation/Recommendation for SMP concluded at the 4/6/21 PC meeting; purpose of this meeting is to memorialize the FoF and confirm it reflects the PC recommendation as it moves forward to the BoCC and further legislative action.
27 28		 Mr. Eliason agrees, also notes the FoF states, by approval, the PC agrees and attests that Countywide Planning Policies (CPPs) have been met.
29 30 31 32 33 34 35		 Ms. Maule notes that she has struggled to move forward has felt personally attacked by the comments made during General Public Comment.; agrees with others that the PC has spent a great deal of time and energy, reading and engaging with the public; believes personally considerations and beliefs are very different represents opinions and visions also protect the associated shoreline for all those who don't own or represent shoreline property owners; wants it to be recognized and appreciates the response.

1 2 3		• Chair Phillips appreciate and can agree with the sentiment, has felt a little on the attack; notes this is the way the PC system is set up; we are here to listen and we should.
4 5 6		 Ms. Maule agrees, believes that the comments that came in came from different places and it doesn't mean they should be heard any differently, regardless from where or what place they were heard on the podium.
7 8 9 10 11		 Mr. Eliason thanks Ms. Maule, believes it is important to address the issue; believes Staff took a balanced approach; was difficult to do when looking at the range of things asked, with one group wanting a complete waterfront building moratorium and one group saying we didn't do our due diligence to listen to anyone.
12 13		 MOTION: Amy Maule moves to approve the Findings of Fact as presented by Staff.
14		SECOND: Kari Kaltenborn-Corey
15		• VOTE: 5 in Favor; 1 Opposed; MOTION CARRIES
16		5:58 pm
17 18	G.	Briefing: Buildable Lands Program Update – Liz Williams, DCD Planning Supervisor (est. 1 hour)
19 20 21 22 23 24		 Ms. Williams presents a project overview to date, using a visual presentation; noting two main deliverables are the Development Trend Review and Land Supply Analysis (LCA); the Buildable Land Program (BLP) deadline is June 30, 2021; notes the County has reviewed steps 0 – 3 at previous briefings; today will focus on 4 – 9; will cover new statutory requirements passed by legislature.
25		• QUESTION: Mr. Eliason asks about changes to minimum width of easements.
26 27 28		 ANSWER: Ms. Williams notes the assumption is based on review of plat data; Dave Ward, DCD PEP Manager, notes it is also dictated by Fire Code.
29 30 31 32 33		• QUESTION/ANSWER : Chair Phillips asks, and Ms. Williams confirms, 'Facilities Needed to Serve,' does not also includes sewer treatment plant or facilities, as sewer is considered to be infrastructure developed across the County, not like these instances, which are like a specific facility needed for a particular development itself.
34 35		 Ms. Silva notes importance of not double dipping or counting infrastructure in overall deduction and also individual steps as well.
36 37		• QUESTION : Mr. Eliason asks if concepts on Market Factor low, medium, high ranges are generally agreed on by other jurisdictions, such as Bremerton; if

1 2		there is any comparison to the current factor and whether the Department Advisory Group (DAG) has any comment on market factor.
3 4 5 6 7 8 9		• ANSWER : Ms. Williams notes no discord from other jurisdictions heard, also notes deviation is allowed and long as documentation is provided on how and why; previous factors were 5% for vacant and 15% for underutilized previously only landowner intent could be considered and in 2017 expanding considerably beyond market factor; an upcoming meeting has been scheduled to share available information with DAG.
10 11	•	COMMENT : Mr. Beam notes concern with taking an average when an Urban Growth Area can be very diverse as a whole.
12 13 14		 Ms. Silva notes numbers shown are grouped together based on target growth areas; such as Bremerton, Bainbridge and Kingston all have their own growth targets.
15	•	Ms. Williams recaps the presentation, noting the timeline and next steps.
16 17	•	QUESTION : Mr. Beam asks when the development and population trends will be ready for viewing.
18 19 20 21		 ANSWER: Ms. Williams notes the County can't complete the 3rd party review until all Cities have completed and submitted their data. Some are behind deadline, but consultants are working with them to get it finished as soon as possible.
22 23	•	QUESTION/ANSWER: Mr. Beam asks, and Ms. Silva confirms, annexation will be addressed in the report.
24		6:40 pm
25	H. For th	e Good of the Order/Commissioner Comments
26 27 28	•	Mr. Eliason suggests shortening the minutes; this has been discussed in past; there is interest in finding balance; more detail for legislative action, less during briefing or general updates; may be item for discussion with Board.
29 30	•	Mr. Beam appreciates the presentation materials for BLP, asks for copies to be posted; Ms. Williams confirms they will be online on Project website.
31	•	Chair Phillips asks about Public Participation Work Group comments
32 33 34 35 36 37		 Mr. Beam states there has been no staff feedback or action from staff since the group's report; requested topics related to Silverdale or Poulsbo have meetings held in those areas to allow more attendance and participation on those areas; also asked to have first review and provide feedback on Public Participation Plan for topics and we haven't gotten that opportunity either.

1 2 3 4	 Mr. Eliason notes Staff did respond via email that was sent to the Planning Commission and addressed these items; would prefer to have this added to the agenda to address it at some point and move on instead of revisiting repeatedly
5 6 7 8 9	 Chair Phillips gets informal consensus that discussion is desired, notes the group should be prepared to address more than just what staff can do, it may be what the PC can do; will add to an agenda setting meeting with Staff; asks Mr. Beam to prepare summary for PC reference.
10 11 12 13 14 15	 Ms. Silva notes for future reference, Title 17 Zoning Use Table Update will be coming to the PC beginning in June, BLP will Continue, Vacation Rentals will also be coming later; in 4th quarter will see Poulsbo UGA Title 16 Exempt Segregation Amendment; also upcoming but unscheduled yet are Non- Motorized Committee/Public Works Title 17 Bike Facility Revisions and Title 15 Flood Hazard Area Update per FEMA Guidelines
16 17	 Mr. Beam notes last year a joint Affordable Housing Study was released by City of Bremerton, Kitsap County; asks if the PC can get a status report.
18 19 20	 Ms. Silva notes this would be through the Department of Housing & Human Services; they are currently heavily busy with COVID related work, but can put in an inquiry;
21	Chair Phillips asks, and Ms. Silva confirms, report is available online.
22	 MOTION: Mike Eliason moves to adjourn the meeting.
23	SECOND: Alan Beam
24	• VOTE: 6 in Favor; 0 Opposed – MOTION CARRIES.
25	Time of Adjournment: 7:10 pm
26	Minutes approved this day ofMay2021.
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29	Joe Phillips, Planning Commission Chair
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31	Continuencie 2
32	Amanda Walston, Planning Commission Clerk