

Kitsap County Planning Commission Minutes – May 4, 2021

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

<https://us02web.zoom.us/j/82508169471>

OR Dial In: (253) 215-8782 Webinar ID: 825 0816 9471 Password: 199503

May 4, 2021 @ 5:30 pm

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).

Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Kari Kaltenborn-Corey, Kim Allen, Mike Eliason, Stacey Smith, Steven Boe

Staff present: Angie Silva, Darren Gurnee, Dave Ward, Liz Williams, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Alan Beam moves to adopt the agenda as presented.
- **SECOND:** Stacey Smith
- **VOTE: 9 in Favor; 0 Opposed – Motion Carries**

D. Adoption of Minutes

- **Minutes of 4/20/21**
- **MOTION:** Amy Maule moves to approve the minutes amended.
- **SECOND:** Alan Beam
- **MOTION TO AMEND:** Amy Maule moves to, on Page 2 Line 30, replace 'through this process when making statements' with 'by the comments made during General Public Comment.'
- **SECOND:** Steven Boe
- **VOTE (on Amendment): 7 in Favor; 0 Opposed; 2 Abstained – MOTION CARRIES**
- **VOTE (on MAIN MOTION): 7 in FAVOR; 0 Opposed; 2 Abstained – MOTION CARRIES**

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1 E. General Public Comment

- 2 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 3 • **SPEAKER:** Bill Palmer, South Kitsap resident, President of Kitsap Alliance of
4 Property Owners (KAPO)
 - 5 • Comments regarding opening Planning Commission meetings up to
6 the public to attend in person to increase participation.
- 7 • Mr. Eliason notes an Attendee has entered a text comment; Clerk reads aloud
8 from Attendee named ‘Steve A’ into record: “Hello All, regular citizen here.
9 Happy to be Here.”
- 10 • Chair Phillips calls for other speakers; seeing and hearing no other, **closes the**
11 **floor to general speakers.**

12 5:39 pm

13 F. Status Update: Shoreline Master Program (SMP) Periodic Update—Dave Ward, 14 Planning and Environmental Programs (PEP) Planner (est. 5 minutes)

- 15 • Mr. Ward, speaking on behalf of Project Lead Kirvie Mesebeluu-Yobech who is
16 unavailable tonight, notes Department of Ecology (DOE) just completed and
17 delivered its report identifying comments and recommendations regarding
18 DCD’s proposed SMP Periodic Update; DCD still reviewing and processing
19 about a dozen comments, mix of required for compliance and recommended.
- 20 • One directive from DOE came out right after an action proposed by DCD and
21 passed by the PC a regarding a definition of floodway, involving a change
22 inserted into to Title 15 to bring consistency to Title 22. DOE commented that
23 those are specifically and purposefully maintained separately under each title,
24 as Title 15 and 22 authority is derived separately, and requirements must be
25 met separately; one example is that without specific language and definitions
26 in Title 15, the County may not qualify for FEMA flood insurance.
- 27 • **QUESTION:** Mr. Beam asks how the two definitions are different.
 - 28 • **ANSWER:** Mr. Ward reads the two definitions from code, noting while
29 not substantially differently, the State maintains them separately for
30 two separate programs, with requirements tied to each.

31 G. Status Update: Buildable Lands Program – Liz Williams, Planning Supervisor (est. 10 32 min)

- 33 • Ms. Williams provides a brief update on the project, noting the County
34 continues to make progress on the two main deliverables, the Development
35 Trend Review and Land Supply Analysis (LCA) with the Buildable Land Program
36 (BLP) deadline is June 30, 2021; the Consultant is working with the Cities to
37 help facilitate completion of their data in order to complete the 3rd Party
38 Review and finalize data.

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- 1 Table Update webpage, which shows the June and August 2020 PC
2 materials. The Special Provisions Resource Guide is where the
3 redline changes are located. There are also separate documents
4 include the Footnote Relocation Guide and the Resource Guide
5 Proposed Changes Definitions and Uses.
- 6 • Mr. Beam notes the PC spent time and worked on many changes,
7 and it would be helpful if the public could see some of that.
 - 8 • Staff acknowledges the difficult amount of material to manage, with
9 multiple versions and multiple changes at each meeting, it gets even
10 harder to manage. There was no one draft released that included
11 everything because the code is so large. Instead these pieces have
12 been broken down in an attempt to make it easier.
 - 13 • **QUESTION:** Mr. Murphy asks if there are specific areas or zone of significant
14 change that the PC should look to, that could affect the average homeowner
15 or parcel owner.
 - 16 • **ANSWER:** Mr. Gurnee cautions against jumping too far ahead, but
17 notes residential zones allowing multiple units, or categorical scaling
18 for commercial zones may be of interest; allowing mixes of
19 commercial industrial, residential commercial; as well as finding
20 different strategies to make reading and understanding the tables
21 easier; staff intends to provide summary sheets that go along with
22 each view to make them easier to understand where things go.
 - 23 • **QUESTION:** Mr. Murphy asks about a zone in Kingston that previously
24 required Mixed Use under a previous Comprehensive Plan, believes it was
25 slated for removal.
 - 26 • **ANSWER:** Ms. William confirms Mixed Use is no longer a
27 requirement in the Urban Village Zone.
 - 28 • **QUESTION:** Mr. Beam notes a reason the Use Table work was delayed was
29 the Port Gamble Tribe submitted comments, asks if the PC will be able to see
30 those changes.
 - 31 • **ANSWER:** Mr. Gurnee confirms their concern will be illustrated and
32 shown how it was addressed; we still need to confirm a few things
33 as we move toward the release of the proposal;
 - 34 • Mr. Beam notes this is a chance for the public to see their comments
35 considered and acted upon favorably.
 - 36 • **COMMENT:** Chair Phillips notes the Public Participation Plan shows there will
37 only be Project Meetings scheduled for July and August, would like to see the
38 success from the SMP monthly meetings repeated here. They had great
39 participation and high involvement.

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- **ANSWER:** Mr. Gurnee and Mr. Ward confirm July and August scheduled meetings; agrees SMP meetings were successful but required a high level of staff and resources to facilitate; will likely hold more than just those months but have some constraints and every month may not be feasible; Chair Phillips understand constraints but Zoning Use Table covers many topics, highly recommends it with ability for many to call in, be involved, have questions answered; believes it invaluable.
- **QUESTION:** Mr. Beam asks if postcards will be sent out for those who are electronic-media challenged.
 - **ANSWER:** Mr. Gurnee notes right now County is set up in GovDelivery notification; there is public noticing through newspapers. Sending County-wide postcards costs tens of thousands of dollars; Mr. Ward also notes it is an established standard that sending a single mail item is ineffective which would double or triple costs, which puts budget concerns into a difficult place.
 - Chair Phillips notes that in Mr. Gurnee’s Public Participation Plan there is a large list of associations, community groups that will be contacted and informed.

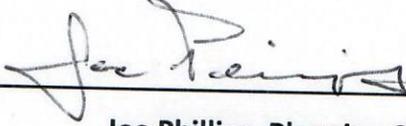
6:42 pm

I. For the Good of the Order/Commissioner Comments

- Chair Phillips will add the Public Participation Workgroup Recommendation to the next meeting agenda.
- **MOTION:** Steven Boe moves to adjourn the meeting.
- **SECOND:** Kim Allen
 - **VOTE: 9 in Favor; 0 Opposed – Motion Carries**

Time of Adjournment: 6:45 pm

Minutes approved this 18th **day of** May **2021.**



Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk