

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

Dial In: 253-215-8782

Webinar ID: 867 1827 8811

Passcode: 032842

September 5, 2023 @ 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, timestamps are provided below)

Planning Commission (PC) Members present: Joe Phillips (Chair), Aaron Murphy, Alan Beam, Richard Shattuck, Jonathan Tudan, Kari Kaltenborn-Corey, Joey Soller,

Planning Commission Members absent: Stacey Smith, Steven Boe

Department of Community Development (DCD) Staff present: Colin Poff, Scott Diener, Caitlin Schlatter, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Alan Beam moves to approve agenda as presented by staff
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes

- **Minutes of 07/18/2023 postponed to next regular meeting.**
- **VOTE: Unanimous in Favor – Motion Carries**

E. General Public Comment

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **SPEAKER: William Palmer**, Land Use/Planning Consultant, Representative for Kitsap Alliance of Property Owners (KAPO)
 - Comments regarding public speaking time limit.
- **SPEAKER: Richard A. Brown**, Realtor, and land developer in Kitsap County & Shelton for 54 years

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

- Mr. Baker provides a brief introduction to the project including timeline, references materials provided tonight, change in timeline, previously late October, now late December; notes main reason he is presenting tonight is based on PC request for update, will focus on PC questions.
- DISCUSSION: Ms. Soller asks, and Mr. Baker confirms, new schedule still allows ample public comment period; notes recent and upcoming public houses, and timeline allows about 4 months of public discussion before Board of County Commissioners select a Preliminary Alternative (Alt), which is the next major step before additional maps, Environmental Impacts, other documents prepared.
 - Mr. Baker notes each of the three alternatives, meet include certain features that meet target criteria and requirements, but each is also missing features; BoCC will have to decide how to best address these, and what the alternatives will be and how to acknowledge these and put forth the planning they intend to put in place.
 - Mr. Beam asks how wildlife corridors impact Buildable Lands Study.
 - Mr. Baker notes CAO update will have an impact and does play a large part in the conflict for Kitsap and all jurisdictions, of how to meet the housing and population goals and targets of the Comp Plan while still including required updates and environmental protections, as well as capital facilities, transportation and many other factors. It is not an either-or situation, Vision 2050, the Growth Management Act (GMA) and new legislation must all inform our process; mandate says we must consider all these things, but leaves it to the jurisdiction to balance, the key is that we must plan for it, but we cannot focus on one to the exclusion of the other

6:44 pm

- At Mr. Murphy’s request, Mr. Baker reviews information, referencing maps and other materials, which are available on the website, about the Rayonier proposal including a rural rezone request with multiple development features including clustered development and that could allow for potential community improvements. None of these project features are approved or in process, but the rezone request has been put forth by the property group as the first step.
- Mr. Murphy asks for clarification on this Comp Plan process for rezone requests; Mr. Baker confirms that instead of processing individual, site-specific requests, the requests are rolled up into the overall Comp Plan update process.
- Mr. Baker notes that all the rural reclassification requests are only included in Alt 3; the submission of the reclass requests does not mean a staff report on each specific request will be included, but it will ride forward with that Alt, if selected.

- 1 • Mr. Bkare notes changes to Silverdale map for Alt 3; references additional rural
2 requests, proposed land use, looking at connectivity, concern regarding Barker
3 Creek, traffic and roadways, environmental impacts to wetlands, buffers,
4 wildlife and forested areas; the Environmental Impact Statement (EIS) &
5 Capital Facility plan will provide more information and data once drafted,
6 following the selection of the Prelim Alt.

7 **7:04pm**

- 8 • Chair Phillips asks about effect of staff and consultant turnover; Mr. Baker
9 notes while some DCD Long Range staff are new to Kitsap, have other planning
10 experience and not concerned; consultant turnover was unexpected, but the
11 light padding built into initial project timeline allows for recovery.
- 12 • Mr. Baker notes it is unusual to have CAO and Comp Plan required due in same
13 year; both are topics of high and passionate interest from both sides, and this
14 is not going to be a piecemeal process or package.
- 15 • Mr. Beam suggests not including both topics at the same meeting, focus on
16 detailed information.
- 17 • Mr. Baker asks for input from the PC regarding what focused information they
18 want to hear about; currently staff does not have set or firm details, it is about
19 coming up with what could or might happen, and how those will play into the
20 different Alts.
- 21 • Chair Phillips encourages PC ideas, questions sent to Clerk, to pass on to staff.

22 **H. General Public Comment**

- 23 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 24 • **SPEAKER: Marla Powers** – Staff member, Port Gamble S’Klallam Tribe
 - 25 • Comments regarding representation of Tribes in past and future work
26 group meetings.
 - 27 • Comments regarding CAO elements and BAS, multiple impacts on
28 environmental, housing, property and more.
- 29 • **SPEAKER: Elizabeth Nichols**, North Kitsap resident
 - 30 • Comments regarding technical expert presentations to the PC,
31 discussion on environmental safety and protections, impacts.
 - 32 • Comments regarding recording of work group meetings for future
33 review by public or others.
 - 34 • Comments regarding statistics on administrative approvals not
35 processed through Hearing Examiner.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

- **SPEAKER: William Palmer**, Land Use/Planning Consultant, Representative for Kitsap Alliance of Property Owners (KAPO)
 - Comments regarding permit processing time frames and information request process, CAO impacts on cost and time.
 - Comments regarding cost of implementing County Ordinances.
 - Comments regarding recommendations by reviewers not required by state law.
 - Comments regarding riparian zones, property owner loss; water impacts to County roads.

 - **SPEAKER: Michael Gustavson**, Southworth resident for 50 years, landlord
 - Comments regarding government definition of problems, resolutions; effects of change in requirements and process on housing, utilities prices as opposed to other commodities.
 - Comments regarding experience as a landlord, working with government subsidy programs.
 - Comment regarding County definitions of streams; salmon recovery from road runoff.
 - Comments regarding previous experience as PC member on CAO, GMA goals, affordable housing.

 - **SPEAKER: Richard A. Brown**, Realtor and land developer in Kitsap County & Shelton for 54 years
 - Comments regarding PC representation of County citizens; change in costs of housing, regulations, subsidy programs.
 - Comments regarding previous and proposed setbacks for streams related to fish; impacts of environmental protections and single-family housing.
- 7:45 pm**
- **SPEAKER: Elizabeth Nichols**, North Kitsap resident
 - Comments regarding balancing needs for housing with needs to protect the environment.
 - Comments regarding awareness, science, climate change impacts on biodiversity, tree cover, wildlife; learning to live sustainably; facts cannot be separated.

 - **SPEAKER: Mimi Gustavson**, Southworth

