

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

KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 880 9180 3882 Passcode: 212477

MARCH 5, 2024 @ 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, Stacey Smith, Joey Soller, Steven Boe, Jonathan Tudan, Kari Kaltenborn, Richard Shattuck

Planning Commission Members absent:

Department of Community Development (DCD) Staff present: Brittany Colberg, Amanda Walston (Clerk)

Kitsap County Staff present: Eric Baker

5:30 pm

- A. Introductions**
- B. Virtual Meeting Protocol**
- C. Adoption of Agenda**
 - **MOTION:** Chair Phillips moves to combine General Public Comment periods, Items E and G, to be heard as Item E and approve the agenda as amended.
 - **MOTION:** moves to approve agenda as amended
 - **SECOND**
 - **VOTE: Unanimous in Favor – Motion Carries**
- D. Adoption of Minutes**
 - Minutes of 01/02/2024, 01/16/2024, 02/06/2024 are continued to next regular meeting.
- E. General Public Comment**
 - **Chair Phillips notes this is for general comment; not for comments regarding the Comprehensive Plan (Comp Plan), which will be heard during Item F, the Public Hearing.**
 - **Chair Phillips opens the floor to speakers wishing to provide testimony.**
 - **SPEAKER: Dave Vliet, North Kitsap Resident**

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

- Comments regarding meeting minutes, cancellations.
- **SPEAKER: Kathie Lustig, President Save Enetai**
 - Comments regarding submission of petition; will provide comment during public hearing.
- **SPEAKER: Dave Shorett**
 - Comments regarding Growth Management Act (GMA); will provide comment during public hearing.
- **SPEAKER: William Palmer, South Kitsap Resident, President Kitsap Alliance of Property Owners (KAPO)**
 - Comments regarding Critical Areas Ordinance (CAO); will provide comment during public hearing.
- **SPEAKER: John Rose, North Kitsap Resident**
 - Will provide comment during public hearing.
- **SPEAKER: Thomas Doty, 24-year North Kitsap Resident**
 - Comments regarding suggestions for environmental protections.
- **SPEAKER: Mike Gustavson, 50-year South Kitsap Resident, former PC member**
 - Comments regarding buffers, power and water supply.
- **Chair Phillips calls again for speakers; as there are no other speakers; closes the floor to general speakers**

5:46 pm

F. Public Hearing: 2024 Comprehensive Plan Update – Eric Baker, Deputy Kitsap County Administrator (est. 60 min)

- Mr. Baker provides a brief overview, referencing a visual presentation.
- **Chair Phillips reviews process for Public Hearing and opens the floor to speakers wishing to provide testimony.**

6:00 pm

- **SPEAKER: John Taylor, Silverdale Resident, former PC Member**
 - Believes GMA was a mistake for Kitsap County, wants to get rid of it; believes DCD’s Enterprise Fund policy increased expenses for everything in DCD; notes recent Kitsap Builder’s Association (KBA) numbers show cost of regulation to a new construction house of \$126,000 before concrete is poured.
 - Notes as a licensed Real Estate broker and developer, he will soon pay \$10,000 to have DCD review the plans for two building permits;

1 doesn't believe costs of permitting should be put on developer,
2 builders or buyers, but should be a cost spread to all County citizens.

3 • Native to Kitsap County, born in Bremerton and self-employed with
4 33+ years in the Real Estate business.

5 • **SPEAKER: David Onstad, Port Orchard Area South Kitsap Resident, Kitsap**
6 **Environmental Coalition (KEC) President**

7 • Comments are approved by the Board of the KEC, a nonprofit
8 organization supporting protection of Kitsap's natural environment
9 through advocacy and education; KEC recognizes complexity of
10 balancing economic and environmental issues and supports
11 Alternative (Alt) 2 of the Comp Plan, with two exceptions.

12 • First exception is no upzoning on outer edges of the current Urban
13 Growth Areas (UGAs) and cities in rural areas, meaning no zoning
14 changes that increase housing density; second exception is to require
15 a certain percentage of trees be retained on each developed land
16 instead of replanting trees; prefer the retention idea mentioned by
17 Mr. Baker.

18 • It is important to incentivize multifamily housing within core of
19 existing UGAs and cities; multifamily housing needs to be close to
20 affordable transportation and employment concentrations to better
21 utilize UGAs; need to think in terms of affordable living and
22 community, not solely affordable housing.

23 • We need to protect rural areas from sprawl, which weakens the
24 beautiful natural environment, which is a major reason to visit and
25 move to Kitsap County.

26 • There is a need for a concentrated look at rural areas and open
27 spaces in Kitsap County, which is not in the current 2024 Comp Plan
28 Update; please include a commitment to this investigation in 2025-
29 2026 and leave rezoning considerations affecting rule changes until
30 rural and open space is reviewed as a whole.

31 • To summarize, support for Alt 2 with two exceptions to prevent high
32 density housing outside UGAs and to retain trees on developed land.

33 • **SPEAKER: Randall King, South Kitsap Resident, Executive Officer for Kitsap**
34 **Builders Association (KBA)**

35 • Notes (WA State Dept of) Commerce lists need for 24,000 homes by
36 2044 across all jurisdictions, meaning 1,200 homes need to be built
37 per year; most jurisdictions looking to go vertical or up and not out,

1 which helps but still won't meet goals; with median price and costs,
2 we must find ways to create more afford housing.

3 • **SPEAKER: Berni Kenworthy, Poulsbo Resident, Engineer in Kitsap County for**
4 **20+ years**

- 5 • CAO is being updated concurrently with the Comp Plan; notes
6 concern for subsequent impacts of proposed new CAO changes,
7 specifically with Critical Area buffers potentially expanding from 50 –
8 150 to up to 235 feet; notes Land Capacity Analysis (LCA) and
9 Buildable Lands Report (BLR) Inventory rely on CAO to define areas to
10 be removed from BLR; for example, on a 40-acre parcel with a fish
11 bearing stream, new buffer implementation would reduce buildable
12 acreage down to 26 acres; making a big difference.
- 13 • Comp Plan is based on current CAO; but the CAO update will make a
14 big difference, and the BLR will change; asks if Critical Area Reduction
15 Factor will be adjusted and will these reports be updated to
16 accurately reflect these buffer changes, and how will that impact the
17 Alternatives being reviewed; notes importance of questions to ensure
18 accuracy of data being reviewed.

19 • **SPEAKER: Levi Holmes, Central Kitsap born and raised; Project Developer for**
20 **10 years**

- 21 • Brought a rezone through the PC about 5 years ago for an old gravel
22 mine on Dickey Road, changing from Industrial to Residential; notes
23 the great opportunity to restore, reclaim, reuse that property doing
24 something different; also created collaboration with Board of County
25 Commissioners (BoCC) that includes 10% affordable housing in each
26 phase based on HUD (US Department of Housing and Urban
27 Development) standards; project to break ground in weeks with
28 approximately 760 homes and 76 affordable units with no subsidies.
- 29 • With new project near Island Lake, proposed 75 acre rezone receiving
30 a lot of public input, sees similar incentive and community benefit
31 options like an unsubsidized 10% affordable housing component;
32 could also be 10% for missing middle, multi-family attached cottages,
33 duplex housing, maybe smaller square footage detached; proposed
34 condition to restore Barker Creek, with about 2400 feet flowing to the
35 property and many issues over the years from the lake camp area
36 that was there; also include Transfer of Development Rights (TDR) to
37 extinguish rights in rural area for every unit added to offset impact.

38 • **SPEAKER: Ian Harkins, Silverdale Resident, on behalf of KBA**

- 39 • Notes housing analysis requires 20,000 new housing units by 2024
40 and 2023 showed 372 permitted for construction; vast increase

1 needed; the Draft Environmental Impact Statement (EIS) emphasizes
2 infill and Urban Center redevelopment but needs incentives and
3 demand for single family detached is not going away, all types should
4 be included; urges the Planning Commission to recommend a direct
5 ratio of garage stalls to the parking requirement, while also reducing
6 minimum parking requirements, which are expensive to builders and
7 homeowners, in the Silverdale and Kingston urban centers.

8 **6:17 pm**

9 • **SPEAKER: Norm Olson, South Kitsap Resident, Owner NL Olson & Associates**
10 **Engineering**

- 11 • Notes an omission of data caught between BLR and the Housing
12 Analysis now being reviewed; Exhibit 29 in analysis shows 10 year
13 trend of houses built in unincorporated Kitsap County as mostly single
14 family residences (SFRs), in 2022 they show a small fraction of the
15 multifamily projects that he designed, but it's wrong because starting
16 in 2020, 2021 and 2022 they designed many multifamily projects,
17 north of the Trails there are approximately 1,000 multifamily units
18 being constructed there, and to the South of Old Frontier.
- 19 • Estimated 5,000 multi-family units throughout the County that have
20 been, are being or will be constructed. of 5k multi-fam housing units
21 in progress; when Alt 2 talks of needing to bend the trend away from
22 SFRs, it's already happened and the market drove that; supports Alt 3
23 because Alt 2 pushes multifamily but it's already happening, Alt 3
24 is needed because SFRs are still needed.

25 • **SPEAKER: Mark Eisses, Partner at Map Limited for 40 years in Kitsap County**

- 26 • Reviewing draft EIS Transportation portion caught attention; in 2022
27 transportation impact fees were expanded with a declaration that
28 without an increase, development would be shut down in certain
29 areas due to levels of service and a chart showing 92 million in
30 projects; increased SFR traffic impact fees and other uses, like
31 daycares from \$3.50/square foot to \$57.70/square foot; knows a
32 couple daycares that were looking at Silverdale but decided it wasn't
33 good place to do business; draft EIS shows under any of the Alts,
34 impact fees will go up 70 – 80% but concludes no mitigation needed
35 because level of service will never drop below current County
36 concurrency thresholds for the GMA.
- 37 • Propose recommendation to BoCC to review impact fees again, see if
38 they were really needed and how this huge increase came about;
39 numbers don't jive.

40 • **SPEAKER: Charles Michel, Bremerton Resident, Retired Oil Engineer**

- 1 • Worked in oil fields around world, knows how hard handling and
2 accessing petroleum deposits can be; risk in extraction and
3 transportation also c unavoidable, as seen in Exxon Valdez and
4 Macondo Gulf of Mexico spill and blowout; squandering fossil fuel
5 resource by burning for fuel in motor vehicles, plastic and road
6 production is promiscuous use of hydrocarbons, considering there are
7 other clean fuel sources that exist such as clean electricity.

- 8 • Asks county to commit to production and purchase of only electric
9 vehicles in future; Commerce has grants available to help with
10 charging equipment and easy alternatives like Electric Vehicles (EVs)
11 that save money in long run; need to keep Climate Change in focus;
12 otherwise we are just rearranging deck chairs on titanic; start treating
13 this like our house is on fire, because it is; take vehicles off road by
14 building bicycle infrastructure, bike routes with a minimum of 4-foot
15 marked bike lanes; adjacent Counties do much better where people
16 feel safe enough to use bikes; hills no longer matter with advent of
17 electric bikes, but now we have short, unconnected bike lanes to
18 nowhere in Kitsap county, created as part of a road project; need
19 separately funded bicycle facility such as a route from Pierce County
20 to Hood Canal Bridge.

- 21 • **SPEAKER: Carol Michel, Bremerton Resident**

- 22 • 67 years old now, but at 13, research scientist father explained
23 burning fossil fuels would create greenhouse effect; everything he
24 predicted has happened; a major driver for Climate Change is
25 agriculture; after factoring in all the impacts, growing food to feed
26 animals for food consumption is responsible for whopping 53% of
27 greenhouse gas; require large inputs of feed for small return;
28 inefficiency also driving deforestation and climate degradation;
29 lowest emission animal products cause more climate change than
30 plant-based.

- 31 • As a horticulturist, aware of increasing challenges to life sustaining
32 crops due to soil erosion, climate changes, insect and disease
33 infestations, increasing temperatures and changes in water
34 availability are putting our crops at risk; serious changes needed
35 soon; join plant-based diet movement can considerably reduce
36 carbon footprint.

- 37 • Three ideas for County: discourage further animal agriculture and
38 make a statement in the Comp Plan and other documents; refuse any
39 new open space applications based on animal agriculture; provide
40 incentives for animal based open space operations to discontinue and

1 grow crops for people or plant trees to sequester carbon from the
2 atmosphere; address the crisis by treating it like one.

3 • **SPEAKER: Marion Allen, Poulsbo Resident for 36 years**

4 • Quote from Octavia Warren, “The very act of trying to look ahead, to
5 discern possibilities and offer warnings is in itself an act of hope.”
6 Trying to do this; look at the future of Kitsap County and take the best
7 actions for current and future generations; listen to voices of science
8 rather than developers; science has studied what is happening to the
9 planet for years; listen regarding mature tree canopies that reduce
10 pollution, provide cooling effects, reduce heating and cooling costs 1
11 mature tree is equivalent of 10 air conditioning units; reduce water
12 runoff by absorbing and filtering rainfall, while hard surfaces cause
13 large amounts of polluted water washing into rivers, lakes and the
14 sound; provide homes for wildlife while providing benefits for all of
15 us; retain mature tree canopy, planting seedlings is not the same;
16 clean water is essential to life for humans, fish, birds; keep what we
17 have so children don’t have to drink recycled pee; preserve and
18 create wildlife refuges, none exist in Kitsap but needed for deer,
19 bears and other creatures; set some of over 8,000 acres of park lands
20 aside for wildlife and a corridor system as other counties have; as
21 climate creates warmer local weather patterns, it's necessary to have
22 rural areas for our survival.

23 **6:32 pm**

24 • **SPEAKER: April Ryan, Kingston Resident**

25 • In 1970 passed through Kingston backpacking; drawn back to explore
26 entire peninsula from Tahuya to Hansville; now loves living, in the
27 UGA, close enough to walk or bike to shop or take ferry except she
28 can’t because road between home and town is treacherous, lacks safe
29 sidewalk or paths; asks to provide safe non-motorized trails, not
30 specialized trail patterns in parks but basic connections between and
31 within our communities; urges county to follow through on the last
32 promises in the previous Comp Plan.

33 • Supports Alt 2 with important qualifications: UGAs, especially
34 Kingston, must preserve small town character; if every bit of open
35 space is paved, filled with modern high rises it will destroy its charm
36 and why people visit and live here; won't be easy to balance smart
37 growth while retaining open space and vibrant community but it is
38 your job; look at other models that include gathering spaces,
39 shoreline marinas, forested lands; use discretion in retaining mature
40 trees over replanted seedlings; with surplus of buildable land in UGAs,
41 no need to scrape lots for building maximization.

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
41

- **SPEAKER: Dianne Iverson, Bremerton Resident, Retired Educator**
 - All can agree transportation is an issue important to quality of life; as a daily wheelchair user who also bikes, focus on safe streets for those who choose to cycle for transportation and or recreation; Kitsap is unsafe for cycling and needs to change; past 25 years of Non-motorized policy documents that are good but needs action to make it happen and create places safe to ride at the level of other communities throughout Puget Sound; believes this Comp Plan can do that; opening statement notes creation of ‘a contiguous, non-motorized transportation system which integrates on and off road facilities’ but is unclear how this draft will improve safety for bikes and pedestrians.
 - Current County Road projects will allow a cyclist a safety to ride from South of Port Orchard to Bremerton and North to Poulsbo and all the way to Hansville when completed; supports projects listed in Appendix C will if they are improved using state definitions for bike and pedestrian safety; 6 foot shoulders like Hansville Road and painted bike lanes are step in the right direction, could be a standard for safety on a NS route from Pierce County to the Hood Canal Bridge.
 - Recommends prioritizing Bethel, Burley, Sidney Roads, Bay Street, Jarstad Park to Kitsap trail, Chico, Silverdale, Viking way, Clear Creek Road; safe bike pedestrian network should be priority; shouldn’t have to drive an hour to take granddaughter on a safe bike ride. Make Kitsap safer for families and kids.
- **SPEAKER: Paul Dutky, Bremerton Resident, Chairman West Sound Cycling Club Bike Advocacy Committee**
 - Transportation Plan policy objectives and goals are worthy of implementation; 2001 Bike Facilities Plan prioritized 340 miles of bike facilities, almost exclusively shared use paths and bike lanes with goals to interconnect neighborhoods, develop commuter routes urban areas and communities and interconnect Silverdale with Bremerton, Kingston with Indianola, Port Orchard with Belfair Creek, a contiguous non-motorized transportation system with on and off road facilities in the Bike Plan; he measured and categorized all 340 miles, most are not connected and less than 2% of the facilities have been built; 2024 Comp Plan transportation projects listed in Appendix C & D should contribute to bike safety and connect to our major population centers.
 - 3 documents submitted to the PC include: first comments regarding the listed 2024 Comp Plan non-motorized transportation projects with recommendations to create an active transportation plan to

1 implement County’s visionary policy objectives; second explains
2 County’s current non-motorized plan and TIP (Transportation
3 Improvement Plan) process contributing to the failure to implement
4 county policy and needed changes are needed; third document
5 explains dangers of current policy considering paved shoulders as
6 bike facilities.

7 • **SPEAKER: Laurie Stirling, Port Orchard Resident for decades**

8 • Observations represent herself as concerned community resident;
9 appreciates comments on option 2 and wanting to protect our
10 environment; we love it here, it is a beautiful place and want to
11 preserve it; if we allow sprawl from these single family homes we will
12 lose what we love; must protect natural environment as in many
13 examples around world; recently visited Korea which was dense but
14 walkable, with services that help travel without a car; Ithaca, New
15 York has their own Green Deal looking at their community character,
16 and defined concept of vibrant community; we know we need growth
17 but how can it be livable, and have safe connected bike paths, natural
18 spaces, clean water, all those things; if we have mindset that it has to
19 be either development and profits or livability; it can be both; there
20 are ways to build sustainably, promote environment, growing and
21 living; as a cyclist there are lots of times and places she won’t ride
22 because it is not safe; if developers can be incentivized to build in a
23 way that creates community space for people to gather, protects
24 greenbelts if they’re going to put in a huge mega complex of
25 apartments to also have walkable space, bike paths and trails; that
26 makes it better for everyone and also increases property values and
27 people want to live in those kinds of communities.

28 **6:45 pm**

29 • **SPEAKER: Martha Burke, Suquamish Resident**

30 • Comments on Climate Change have had no discussion on impact of
31 rising sea levels and how this should affect development regulations
32 for shoreline property; sea levels estimated to rise over a foot by
33 2050; Kitsap County’s Climate Assessment study in 2020 summarizes the
34 projected effects but doesn’t appear to be impacting how those areas
35 can be developed; the Climate Change chapter in the draft Comp Plan
36 includes Policy 10 which calls for developing regulations designed to
37 avoid or prohibit development, construction or reconstruction in
38 areas that have known severe slide potential or other geologic
39 hazards, but this should be expanded to include sea-level rise, like
40 regulations in Florida and Georgia.

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
41

- As sea-level rises in coming years, resulting in changes to shoreline development potential, there will be adverse impact to the County and property owners if the Comp Plan and Shoreline Management Plan are not changed to include policies and permit requirements to address these effects while developing in the shoreline.
- **SPEAKER: Christie Schultz, 24-year (Central Kitsap) Resident of Viewcrest Drive, north of the Cheney/Fisher plat, off 30th Ave and Minette Peninsula**
 - As a qualified biology and science teacher, sees problems with current zoning; urges PC to lower zoning on Fisher plat back to 2015 level, prior to purchase by Mr. Fisher, at 9 units pr acre; quotes Kitsap Republican Party platform, ‘Individual ownership of property is an essential element of individual liberty, which must be protected by the government.’; believes County is determined to protect property owner rights to do whatever they please with land once they own it; believes lawyer would disagree if landowner does something to affect value and safety of neighbors;
 - Submitted letter referencing the Fisher plat as an established eagle habitat; recalls in early 60’s, driving with family to Portuguese Bend in Palos Verde, California and seeing large residences that slid off the cliffs, that were stable for over 4,000 years, and were now sitting in the surf; notes developers brought in and leveled dirt to build homes, but weight made the land, layered with aquifer and sediment unstable; urges research on the Oso landslide and Bainbridge Aquifer study, which shows Enetai Illahee region is layered with glacial till and alternating water tables; cautions large rain events that saturate ground could give way with too much weight; notes property currently zoned 5 – 9.
 - If trees are removed from that slope, water will also fall unchecked and erode slopes and destabilize the land; if Fisher development slides, what's to stop the Viewcrest neighborhood from sliding; notes the Seattle Fault comes ashore in Illahee and branches to Enetai, entire region is known fault zone; residents believe zoning is inappropriate and should not have been changed on such a fragile slope; encourages neutral study not invested in by developer; County should take responsibility as matter of long term safety.
- **SPEAKER: Mark Mauren, Puyallup Resident, Manager of Ueland Tree Farm and Kitsap Quarry for last 20 years**
 - Has proposal in Alt 3 for rezone for 150 acres as well as a proposal in Alt 2 for 50 acres to allow continued operation of the quarry; Alt 3 has proposed power plant to provide backup power generation for whole County; proposed rail spur to deliver gravel to Navy redevelopment

1 and reduce the 100,000 trucks on the road needed to deliver
2 material; also have a recycling facility for gravel and asphalt that
3 would come away from that project; soil recycling facility and lay
4 down yards for contractors, as we had some of them request that;
5 the original request allows accommodation of all, the other only
6 allows a portion.

7 • **SPEAKER: Scott Hendon, North Kitsap Resident**

8 • Addressing Raydient rezone at Stottlemeyer properties and the
9 partnership between Kingston rotary and the YMCA; notes very little
10 improvement done at North Kitsap Little League (NKLL) fields since he
11 or his kids played there 20 – 50 years ago, but he does not support his
12 rezone; has attended 3 public meeting held by Raydient and still has
13 many unanswered questions; asks who will pay for road access or
14 suggested roundabout, notes a similar roundabout at 305 and
15 Johnson Road cost 20 million; asks how YMCA (Y) project could move
16 forward when it could not in Poulsbo on a developed site with water,
17 power and road; notes 10 years ago the Silverdale Y cost 20 million,
18 this one could be double; asks if a new Park tax will be part of the
19 plan to just be fair and up front about it; asks about fairness of one
20 company getting tax exemption not available to all large landowners;
21 believes using the fields as a carrot isn't fair, when they have not
22 identified any properties where the fields would go; they say they
23 need topography and wetland information, but they can go to the
24 County get maps that show areas where they can put fields and
25 restaurants; believes there are too many unanswered questions to
26 support the Raydient project.

27 • **SPEAKER: Roy Wilder**

28 • Supports Alt 2, bringing in more density to the growth areas to allow
29 for more maintenance of the natural environment; regarding animal
30 corridors, lives in the area and has seen bears, cougars, foxes in the
31 Heritage Park area, Klahowya, Silverdale; appreciates all the area for
32 biking, lots of green paint in Bremerton and sidewalks that didn't exist
33 before; sees progress, understands frustrations, but it does take time.

34 **6:59 pm**

35 **BREAK**

36 **7:11 pm**

37 • **SPEAKER: Kathie Lustig, East Bremerton Resident of Rozewood Estates,**
38 **President of Save Enetai**

39 • On behalf of Save Enetai and neighborhood, asks Rozewood Estates
40 be rezoned to restricted; all on sewer but do not want to be part of

1 City of Bremerton and opposed it when City Council proposed sewer
2 to Enetai; notes it was taken out of restricted as part of an Area-wide
3 rezoning in 2016, but it's not buildable; Bremerton City Council
4 referred them to the County to request removal from the UGA; also
5 want the Illahee Community Plan to be the plan to be Illahee/Enetai
6 Community Plan, as it was already incorporated into the 2008 Comp
7 Plan; believes when these 2 parcels were taken out of the Area-wide
8 rezone, it was not considered that it was already addressed in the
9 2008 Comp Plan; believes Enetai should be removed from the UGA
10 because it is unbuildable and unfeasible to bring any urban level of
11 service to area.

12 • Notes in 2016 regarding this property, in Comp Plan discussion from
13 City Public Works to County, the topography makes it very difficult
14 and cost prohibitive to provide sewer to the Enetai area and all new
15 residential, single family and multifamily developments within UGAs
16 are required to provide urban levels of sanitary service; notes a
17 planner comment requesting Kitsap County continue to work to
18 modify associated UGAs to remove areas where the city does not
19 currently have sewer infrastructure, like Enetai, and is prudent to
20 establish UGAs where infrastructure investments have already
21 occurred.

22 • **SPEAKER: Dr. Sheila Sheinberg, Phillips Road Resident, Developmental**
23 **Psychologist**

24 • Have spoken to groups like this for 25 years; remembers when Mr.
25 Depee was on the PC and had his property on Phillips and Baker Road
26 that we battled for 25 years changed overnight and moved into the
27 UGA.; supports Alt 2 to slow roll the push down Phillips Road, that
28 seems to be coming, the South Kitsap Utilities Commission wanted to
29 do a LID (Low Impact Development) and sent an assessment to any
30 property owner on Phillips Road and it was for 5-7 structures per acre
31 while Alt 3 takes it to 5-9 structures; lives directly across from a 5-9
32 structure per acre development that is polluting Lake Emelia and has
33 been a horror show; Alt 3 goes over Coal Creek, which the County
34 paid millions for the salmon to go under that road; what kind of
35 infrastructure will be in place? Please select Alt 2 to slow the roll
36 down Phillips Road.

37 • **SPEAKER: Collen Shoudy, Island Lake resident**

38 • Represents 130 residents who object to proposed addition of 75 – 95
39 acres into the UGA under Alt 3, prefer Alt 2, makes sense to keep
40 current UGA, growth in downtown Silverdale; 95 acres is land locked
41 and forested with Barker Creek running through.

- 1 • 2006 watershed study kept this area out of the UGA; lot of money
2 spent to save Barker Creek with hundreds of acres donated all the
3 way down to Dyes Inlet; in 1989 Commissioner John Horsley
4 promised Central Valley would stay rural; very concerned about
5 sprawl in Central Valley and Island Lake and the other side toward
6 Bremerton.
- 7 • Island Lake aquifer is critical, level 1 and in danger; Ridgetop
8 development installed 7 wells, and pump to maintain affected lake
9 levels; concerned more development will drive lake down further and
10 not replenish the aquifer due to less trees and all the paving;
11 hundreds of neighboring wells feed from aquifer which sometimes
12 well goes dry in summer already.
- 13 • Lots of wildlife, bears and eagles nesting on island; resident since 6
14 years old has seen lots of changes; main goal is to protect the creek
15 and lake; lake is special, fishing, paddleboarding, no motors; very sad
16 to see the first 55 acres rezoned bringing 320+ homes, if this area is
17 added it could bring 500 more homes with no good roads for exits,
18 current road is very narrow; multi-family is not a good plan for that
19 area; please retain trees.
- 20 • **SPEAKER: Jackie Kelly, Island Lake resident for 27 years**
- 21 • Gives recap of Kitsap Countywide Planning Policy (CPP) vision
22 statement, noting respect for and protection of natural systems and
23 resource lands such as forests, wetlands, wildlife habitat, quality of
24 streams and the Puget Sound natural environment; maintain open
25 spaces, trails, parks and greenbelts and rural character, traditional
26 appearance, economy, and ecological functions of rural community;
27 production and distribution of local food.
- 28 • Vision statement is great; support it and want to help make it a
29 reality; per the Environmental Impact Statement (EIS). This 75 – 95
30 acre rezone is not needed to meet the County’s growth needs; sees
31 no reason for rezone if it’s something you want to maintain, hold and
32 protect for the community; (Mr. Holmes) talked about protecting and
33 opening the creek which is important and can be done whether
34 rezoned or not, but also plans to reduce the buffer to 50 feet;
35 thinning habitat of riparian animals and aqua things; this is the largest
36 parcel of old growth forest left in the County; heartbreaking that
37 developers confirmed they will clear cut the whole thing;
38 heartbreaking; can’t imagine what all the cement and retaining walls
39 for that steep valley would do, and what will happen to Barker Creek;
40 Please hold onto that vision of maintaining our rural properties for
41 our county, which we all love so much.

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

- **SPEAKER: David Vliet, lives outside the Kingston area**

- Appreciates PC for listening to citizens and civil dialogue throughout long meeting, noting it is not the case everywhere; supports Alt 2; Kingston is a little city, like a hamlet for those living there and passing through; need to see effects of Arborwood development on the town before looking at further upzones in the UGA.
- Regarding the Raydient rezone, also played ball on North Kitsap fields all through childhood and into college; hard for him, but placing A YMCA and sports fields in a rural, forested area is very short sighted for traffic and environmental impacts; idea of clustering mechanism to increase housing is an interesting idea but not to the extent proposed.
- Notes Agricultural Advisory Committee recently formed, hopes for collaboration with PC and BoCC for farmland preservation; currently on the Kitsap Conservation District’s Board of Supervisors, though not speaking on their behalf; over the past 20 years, about 60% of Kitsap County farmland has been purchased or gone away, USDA did study between 1997 – 2017; need to preserve farmland for food security; lots of young farmers here who need a chance to do their thing; by 2050, 2 million acres in California will be dried up and we’ll have to look elsewhere for our food, and would like our community to be able to grow a lot of the food here.

7:29 pm

- **SPEAKER: Michael Gustavson, South Kitsap, Southworth resident**

- Asks what is the problem we are trying to solve in an extreme housing crisis, Puget Sound Regional Council (PSRC) allotment of additional housing maintains current prices, which are double what is affordable; in 1973 as active duty Navy, housing was plentiful and affordable in Bremerton; a new house was \$25,000 and waterfront was \$50,000, matching income stream at the time; 50 years later regulations and GMA have constrained rural properties pushing down zones by a probable factor of 6 or more; when commodities are constrained, price goes up across all Counties, we are now paying twice what is affordable; solution is to bring housing price down to affordable by increasing supply.
- Constitutional 5th amendment requires compensation for takings; buffers and other restrictions on private property are a taking, as it restricts what property owner can do; notes he owns a piece of forested land with older, tall cedar trees with nothing green or edible under them; deer and chicken wander through; putting up a 200 foot

1 buffer which is 1 acre per 100 feet per hundred lineal feet of property
2 on a stream creating a desert habitat for animal where nothing is
3 produced but shade; notes Don Flora produced a peer review study
4 showing 15 foot strip of grass alongside a stream cleans the water.

5 • Notes we are creating high-cost housing and taking away property
6 from its owners for no gain; when housing is compacted, and lights
7 are turned off, which could be done by saboteurs with embedded
8 software that already exists in our transformers built in China; notes
9 outspoken enemies that could cause harm with light load sharing.

10 • **SPEAKER: Stacy Marshall, 24-year Kitsap resident, small business owner since**
11 **2003 and farmer since 2017.**

12 • Joined by husband and 15-year-old son; farming community is
13 incredibly import to us; here on behalf of farmland preservation
14 group of farmers with 3 decades of experience, both old and young,
15 supporting Alt 2; preserving the farm areas must be addressed;

16 • Attended multiple public meetings since December 2022; It has
17 become clear that farmland will not be addressed in the 2024 com
18 plan like it was in 2016; group requests an addendum be developed in
19 2025 with direction from County planners and BoCC with a farmland
20 action plan with strategies supported by newly formed Agriculture
21 Advisory Council; action plan should address incentives for private
22 land owners to protect farmland, such as funding sources for
23 agricultural easements, tax incentives to keep land in farming and
24 other innovative opportunities; until action plan is created, group
25 asks for a moratorium on changes in zoning and land use in rural
26 areas.

27 • Farming is critically important for climate resilience; as a member of
28 the Board of Kitsap Fresh for a little over a year and a half during
29 COVID and watching how they and associated farmers of that
30 cooperative were able to pivot to feed our community should remind
31 us of how important it is that we support farms and farmland.

32 • We are asking that a .5 FTE County staff person be funded
33 immediately for the support of the Agriculture Advisory Council; to
34 not fund this position is to hamstring this committee from the outset;
35 also asking that the county address in a meaningful way, DEI
36 (Diversity, Equity and Inclusion) and farmland loss to the BIPOC
37 (Black, Indigenous and People of Color) community, especially
38 indigenous communities, as well as women farmers; This is the only
39 way forward;

- 1 • Lastly, language matters, we want cohesive and strong language
2 related to agricultural practices and farming in our community and in
3 the Comp Plan; no hobby farms and no small-scale farming; farmers
4 farm and farming is farming.

5 **7:38 pm**

- 6 • **SPEAKER: Marla Powers, Port Gamble S’Klallam Tribe, staff and**
7 **representative**

- 8 • Tribe provided written comments to PC in 2022, 2023, 2024; this is
9 the first time GMA has been such a stark issue with Kitsap County, so
10 we're struggling with trying to balance all the needs of the County
11 and the natural environment in a very finite piece of land that can't
12 be expanded; land is needed for homes, schools, businesses, military
13 roads take up 25% and stormwater takes up about 15% of developed
14 land.

- 15 • Some ways to limit the amount of land used for people is to keep
16 UGAs at their current limits; incorporating unincorporated areas of
17 Kingston and Silverdale remember that single family homes are not
18 affordable homes, they are just additional homes; land is needed to
19 protect and enhance the natural environment, which in and of itself,
20 all by itself cleans the air, the water, cools the environments and
21 provides an ecosystem for everyone.

- 22 • The Tribe’s letters list some ways to protect the environment;
23 incorporating a riparian management zone, using site potential tree
24 height of approximately 225 feet, depending on site; use net
25 ecological gain as better protection versus the no net loss policy that's
26 been used in our critical areas ordinance and our Shoreline
27 Management plan for over 20 years and has been ineffective; connect
28 habitats with habitat corridors; increase removal of fish passage
29 barriers; when we help the fish that are a big keystone of our ecology,
30 get up the streams, we get more and better habitat functionality in all
31 of our streams; return armored and hardened shorelines into the
32 natural functions they need to be to support our fish and ecology;
33 retain as many mature trees as possible and embark on a massive
34 replanting of additional trees throughout the County; adopt an EIS
35 that requires all environmental impacts to be mitigated; there will be
36 unavoidable impacts, we need to show we can mitigate our growth.

- 37 • By incorporating these policies and concepts, Kitsap County might be
38 able to grow and develop in a way that meets the needs of everyone
39 who lives here; these policies will also go a long way toward preserving
40 and enhancing sovereign tribal treaty rights that are upheld by the federal
41 government as the supreme rule of the land.

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

- **SPEAKER: Frederick Simonson, retired resident along South Bethel corridor**
 - Defers to next speaker, Pat Waters, regarding this project.
- **SPEAKER: Pat Waters, 20-year resident, on Bethel corridor**
 - Lives next to Fred Me on Bethel; lived and raised family there over 2 years, property was part of 1994 Comp Plan and was zoned Commercial until it was changed to Residential under a Comp Plan amendment 5 years ago; didn't receive notification and was unaware of the change until a year and a half ago; here to request his zoning zoned go back to Commercial; notes the area from Fred Meyer south to Bielmeier used to be Mixed Commercial down both sides; 5 years ago took away almost all of it that wasn't zoned commercial; now proposal to put most of the west side of Bethel Road back in, but his property, which is immediately south of Fred Meyer, is 1200 feet from the commercial zone and proposal only includes 500 feet from the intersection at Sedgwick but west side goes down half a mile;
 - Was previous member of Port Orchard Planning Commission and won a builder award from KBA in 2007; has been involved, informed and was surprised when his ¾ acre property was not included, as the other side of the street goes much further down, while his one property is right next to Commercial and has wetlands beyond him making the area further down unbuildable; notes small lot to west of his could also be included in the Commercial rezoning, and already has 15 units of trailers on it which exceeds the medium density area; believes Commercial zoning should come down both sides of the road, has a sewer pump station to the north and power substation across street; wants his property included as well but still doesn't agree with creating an island on one side of the street; throughout the County many irregular lots being included, but not to include his because it's a regular lot even though it is next to Commercial; doesn't treat longtime stakeholder very well who needs the commercial zoning for a project; looking to PC and BoCC for assistance with this reasonable request.

7:49 pm

- **SPEAKER: Anthony Angello, Port Orchard resident**
 - Not against development, previously had his own development company and helped with Manchester Community Plan in 2008; haven't heard much about Alt 1; believes supply and demand play important role, as a real estate appraiser for 20 plus years; keeps hearing about requirements from Commerce to push certain ways for upcoming growth; believes it works best when government stays out

1 of it as much as it can; heard great points tonight, seems like Alt 2
2 might be lesser of 2 evils though and some people might be a little
3 too hopeful on how it may turn out; believes there will be a lot more
4 overdevelopment, which destroys natural habitat; Enetai is a
5 beautiful area and an example of what is being proposed there is
6 insane; how zoning there changed in first place when 90% of
7 residents didn't want sewer going in to begin with but City laid it on
8 the County to decide how to handle; old growth trees and wildlife
9 should be left alone; questions the proposed Prot Orchard Bethel
10 corridor we just heard about; sees a proposed Home Depot with all
11 the extra apartments mushrooming down from North Kitsap to Gig
12 Harbor, it doesn't make sense; as a Christian prays for leaders to do
13 the right thing.

14 **7:52 pm**

15 • **SPEAKER: Gary Anderson, South Kitsap resident**

- 16 • Speaking about Mr. Waters request related to Mr. Baker's
17 presentation on need for multi-family housing; has owned a
18 commercial Real Estate company for 37 years; multi-family projects
19 are viable when in good locations; plenty of examples of different
20 sizes but viability depends on rents you can get, location and size of
21 project also impacts that and in many cases the threshold is 150 units;
22 you need enough ground to build a viable project and enough units to
23 have a chance at success; smaller project could potentially be
24 successful, so by adding in additional land Mr. Waters is requesting to
25 Commercial zoning helps make the project more viable in the area,
26 which allows up to 30 units per acre for multi-family, for a good
27 location and a good decision.

28 • **SPEAKER: Jaci Anunson, 40-year resident, full time Farm Owner/Operator**

- 29 • 2016 Comp Plan was very detailed, provided a lot of support for
30 farming; understands the current 2024 Comp Plan did not put a lot of
31 energy towards that because of other issues at hand; requesting that
32 2016 language on agriculture be submitted in the 2024 Comp Plan to
33 address the needs of farmers to keep farming viable; understands
34 there is a request for an amendment in 2025 that this be addressed,
35 but concern is that if it doesn't go into the Comp Plan now, it won't
36 be added; also requests if the amendment is granted, full-time
37 farmers, like her and her husband, be at the table to provide valuable
38 input.

39 • **SPEAKER: Eric Nemus, Enetai resident for 37 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

- Regarding development of Enetai property; trying to understand how and why sewer was going in or out of Bremerton, and the property zoning up and down; you have all the supporting information from Kathie on our efforts to look at why this happened back in 2016 and how those decisions were made to downzone an area, then one person was able to get it changed; a lot of things that were argued in that rezoning process were not true and there were a lot of inconsistencies; would ask the PC to take time to really look into the information we are offering and then keep the process in control and keep moving, and give it a chance.

7:59 pm

- **SPEAKER (virtual): Doug Hayman, North Kitsap resident**
 - Speaking in support of, looking at missing middle housing; in addition to supporting Alt 2, think we should focus on that; could be a win-win for having developers with a number of interesting projects to work on and not so much worry about losing single family homes or being able to build in rural areas; could be a lot of useful economic activity and also meet GMA needs to provide housing near transit.
 - Regarding comments on increased buffers; need to look at what CAO but would be in support of a way to compensate landowners in order to have the natural resources protected if it's going to be taken away for a common good; believes those talking about wanting to just develop everything should stop and realize you can't have infinite growth in a finite world; at some point we will run out of so-called buildable or developable land; need to be planning all the while to bring more high density to the Ugas where it is supposed to be
 - Supports missing middle and associated benefits like community, walkable neighborhoods, support with local businesses, proximity to public transit.
- **SPEAKER (v): Dick Brown, born and raised in Port Orchard, business owner**
 - In business for 54 years building apartment complexes and subdivisions, and has worked with every Planning Director; respect people who testified tonight but the problem is there is not enough land zoned to get from here to there; knew Growth Control Act was a failure when Portland began converting park land into housing; also concerned about children, families who will have to live on street because they have nowhere left to go as Rent Control Act goes into effect and most of the land owners who had single family housing will sell off their project; notes previous speaker Gustavson has low

1 income rental properties, and he has built 3 himself in last 25 years;
2 asks PC to pay less attention to staff more to people testifying.

3 • **SPEAKER (v): Ron Perkerewicz, 72-year resident on family farm in Central**
4 **Valley, former KBA President, former Community Development Director**

- 5 • Was DCD Director when GMA came in; notes it is misunderstood and
6 it is not staff, the PC or the County that dictates policy on housing
7 types and where to put them, it is an unelected board appointed by
8 the Governor; notes before GMA, Kitsap had some unique items
9 including a rural Public Utilities District (PUD) with 1 house per acre
10 and half the property remained in perpetual open space, such as how
11 McCormick Woods started out; the Board that sets policy through
12 Commerce has now decided to push against single family dwellings
13 and say we need to go need to multi-family; causing us to push and
14 shove change without considering the move up if we can still build
15 nice single family homes; a \$500,000 homeowner can move up to a
16 \$700,000 home and someone in apartments can move up to a \$250 –
17 300,000 home if they can find one; it's very difficult; supports KBA
18 proposed hybrid of Alt 2 and 3.

19 • **SPEAKER (v): Thomas Doty**

- 20 • Notes he spoke in the general comment period, has emailed his
21 written comments to the Clerk to include with the record.

22 • **SPEAKER (v): Amy Tousley, Puget Sound Energy (PSE)**

- 23 • Speaking on behalf of PSE, the County has included them as part of
24 this process through SEPA and DEIS; submitted comments on the
25 scoping process as well, and they are included in the record; in
26 summary, notes PSE has offices in Bremerton and Poulsbo and
27 electric facilities throughout the County; PSE wants to help support
28 climate goals as those are conveyed through the comprehensive plan,
29 whether it's transportation, electrification of buildings and so forth,
30 and we're really going to be seeing over the next number of years an
31 increase in that electrical load due to these initiatives; want to make
32 sure we're partnering with the County, and to build additional
33 facilities to meet that need over time, whether it's for electrical
34 vehicles, battery storage or just increased growth that we see in both
35 of the proposed Alternatives; we're not going for one or the other but
36 looking to partner with the County and what that means, and to make
37 sure the other elements that are within the county's development
38 regulations and zoning code to make sure that they're compatible

- 1 with what we're going to need to meet your growth alternatives, and
2 any sort of carbon reduction goals, electrification and so forth.
- 3 • Other quick issues in our letter include addressing vegetation
4 management, again, and that we have safe, reliable and resilient
5 electrical facilities to serve the County, residents and business
6 community; also want to make sure that we're working with Kitsap
7 Couy on wildfire protection and we are all about the right tree, right
8 place and have certainly been working with County staff and others
9 over the years and we've been part of this process since the initial
10 SEPA, scoping and EIS steps, and we're going to be here through the
11 rest of the phases as the final EIS and Comp Plan makes its way to the
12 Commissioners' desk.

13 8:11 pm

- 14 • **SPEAKER (v): Michael Korsnes, Central Kitsap resident, NW Anderson Hill**
15 **Road**
 - 16 • A lot of people forget about Central Kitsap when they build; we
17 understand growth is going to happen; have heard a lot tonight about
18 smart and safe growth; notes a lot of communities from NW Bucklin
19 Hill Road past middle and high schools, heading out toward Belfair all
20 the way up to Apex Hill; a few years ago, we submitted a petition to
21 your traffic department and they held a traffic survey and it displayed
22 many things like people doing up to 75 – 80 miles an hour in a 35 mile
23 an hour zone; asks PC to please not forget about this; when Jeff Shea
24 was director he promised there would be a corridor study but haven't
25 heard anything else; there are lots of kids and bus stops along the
26 road as well, he witnessed a child in a hit and run accident.
 - 27 • Sometimes trying to exit the side streets from these communities can
28 take 20-30 minutes, mostly when schools let out or have a parent
29 drop-off and pick up; suggests working to have a double lane there
30 outside the school that allow people to pass because that roundabout
31 there becomes a traffic stop area until the school clears out with all
32 the bus stops and parents.
- 33 • **SPEAKER (v): Knapton Development,**
 - 34 • No sound
- 35 • **SPEAKER (v): Jon Rose, speaker for Raydient (company that purchased Pope**
36 **Resources in 2020)**
 - 37 • Spent most of his career doing land planning and community
38 development with Pope Resources; speaking regarding company's
39 rezone request for 400 acres between Port Gamble Park and Highway
40 307; lots of great ideas for property but technical reasons are most

1 relevant; currently zoned rural wooded for 20 acre lots; when you
2 read the goal of rural wooded in the Comp Plan the clear purpose is
3 to help promote long term timber production; 70 years ago Pope
4 Resources owned the town of Port Gamble and there was an active
5 timber management and harvesting all over the County; those days in
6 North Kitsap are over although South Kitsap still has lots of timber
7 companies managing and producing timber; clearly evident by looking
8 at our tree farms and spring; because the community asked us to stop
9 using herbicides and prep the land for replanting, now Scotch broom
10 has taken over and ruined most of our farms; North Kitsap no longer
11 supports the timber industry; would love opportunity to talk more
12 about timber industries and what makes it viable or not; now asking
13 for rural residential, the most common zoning, and it's time to
14 convert from timber land to rural residential.

15 • **SPEAKER (v): Don Fenton, 46-year Island Lake resident**

- 16 • Lived on Island Lake for over 5 years with his wife and has seen lots of
17 changes; speaking in opposition to expansion of Silverdale UGA to the
18 est into Central Valley corridor under Alt 3; mainly due to lack of
19 infrastructure and impacts to roads like Central Valley Road and small
20 feeder roads.
- 21 • Also asking for help to save Island Lake; nearly lost it in 1991 when
22 developments went in up on Ridgeway; since then there has been no
23 hydrological study on development impacts to the lake or the
24 category 1 Island Lake Aquifer; last summer 32 million gallons of
25 water was pumped in to preserve reasonable lake level; also DEIS
26 mentions Island Lake and Barker Creek numerous times and negative
27 impacts we will see if both pieces of property are included in the
28 Silverdale UGA south of old Crista camp.

29 • **SPEAKER (v): Dave Shorett**

- 30 • Speaking regarding rezones; heart and soul of GMA are two
31 principles, that growth occurs in UGAs and avoid urban sprawl in all
32 possible instances; Alt 2 provides more than enough housing and
33 what is needed to meet GMA requirements; neither of the other Alts
34 even comes close; be very careful about what you recommend
35 because the Growth Management Hearings Board (GMHB) would see
36 that you have excess capacity already in your UGAs, notes DEIS
37 statement 'for UGAs that show capacity is greater than the
38 population or employment targets, UGA boundaries should be
39 decreased where possible' so choosing to increase would violate GMA
40 and would be contrary to the DEIS; the Comp Plan is a centerpiece of

1 planning for unincorporated Kitsap County that expresses
2 community's vision of itself and what it aspires to become.

- 3 • Regarding proposed rezone for Island Lake, millions were spent to
4 restore the salmon run to that creek; if looking at community will and
5 vision, that rezone is overwhelmingly opposed.

6 **8:26 pm**

7 • **SPEAKER (v): Beth Nichols, North Kitsap resident**

- 8 • We are at crossroads and must now protect last remaining rural
9 places and critical areas; last 40 years of development has degraded
10 watersheds and aquifers, caused decline in salmon population,
11 forests and agricultural lands lost, and vulnerability to climate change
12 while encouraging disconnected urban sprawl and housing that does
13 not meet current population's financial and infrastructure needs;
14 time to build more thoughtfully by reducing development of
15 remaining rural lands; Alt 2 is best option but need to add protection
16 of tree canopies and stream buffers supported by Best Available
17 Science (BAS) and other agency and tribal comments; comments do
18 not support increased densities in rural areas and do support more
19 robust stream buffer protections and concerns for water supply and
20 salmon habitat;

- 21 • Washington State Department of Transportation (WSDOT) states state
22 highway traffic impacts are not fully accounted for in the DEIS and
23 needs to be addressed, and especially impacts the rezone request on
24 State Highway 307 and Bond Road by Raydient; Futurewise notes the
25 County's own data makes clear that it should not increase rural
26 development capacity; Raydient proposes to rezone land from one
27 unit per 20 to 1 unit per five and is opposite of what the regional
28 growth strategy requires; requests that rezoning of any rural parcel
29 not be done until current UGA is fully built out; it's time for a pause
30 and hold on rural land rezones, so we don't make costly mistakes and
31 create urban sprawl while not meeting required targets for affordable
32 housing within areas of infrastructure.

33 • **SPEAKER (v): Josh DeWitt, Kingston resident, representing Kitsap Fresh online
34 farmers' market**

- 35 • 60 Kitsap County producer members focused on bringing producers
36 and customers together in the name of fresh locally grown produce
37 and food; 40 of those are farmers producing meat, produce, fruit,
38 milk, eggs and flowers for customers; for the last three years, Kitsap
39 fresh has been one of the largest farmers markets in the County,

- 1 offering eight pickup locations and home delivery with a registered
2 customer base of over 5,000 who value local fresh, sustainable food.
- 3 • Recent 2022 USDA Agricultural Census showed that since 2017, Kitsap
4 County has seen growth in acres, farmed size of those farms;
5 aggregate sales of all those farms, and the average sales of each farm,
6 and importantly, growth in the climate Smart practices we need to
7 foster as we are confronted with the changing climate.
 - 8 • Many are producing on smaller scale agricultural standards than we
9 see elsewhere; however, they are here and feeding neighbors
10 through organizations like Kitsap Fresh, local farmer markets, farm
11 stands, boxes and local retail; need to ensure we do not
12 underestimate the value of local agriculture to our communities,
13 character economy and overall resilience; need to focus Kitsap
14 County growth in UGAs, severely limit rezoning of rural zoned parcels
15 and improve incentives to maintain farmland as a resource valued for
16 more than its 'market' value.
- 17 • **SPEAKER (v): Suzy Orman, North Kitsap resident**
 - 18 • Speaks about worries keeping her up at night such as giving
19 developers green light to build too often in rural areas; by granting
20 developers variances and rezones we are reducing the functions of
21 forests and wetlands; birds, mammals, insects, reptiles and habitat
22 are being displaced and habitats destroyed by development; by
23 developing in Critical Areas we are damaging what will never be
24 returned to its natural state and gone forever; please preserve and
25 protect remaining forest and wetlands and let growth happen in
26 urban areas; don't let Kitsap County turn into another area of urban
27 sprawl; we don't want noise, traffic and pollution; please keep
28 worries from becoming reality by protecting our environment by
29 choosing Alt 2 through the Comp Plan.
 - 30 • **SPEAKER (v): Robin Salthouse, Kingston resident**
 - 31 • Agrees with Beth Nichols, supports Alt 2; very important to protect
32 climate, water sources, especially from aerial spray herbicides for
33 drinking water and wildlife habitat in our neighborhood, community
34 lifestyles allowing for growth that generates sprawl, seen in several
35 related classifications like those by the Raydient rezone of rural
36 wooded property to more dense housing, puts pressure on achieving
37 the comp plan goals and destroys the Kitsap County
 - 38 • Notes WSDOT comment on page 563 of the Comp Plan comment
39 section, questioning completion of sufficient environmental analysis
40 of impact to state highway system; asking the County for a robust
41 study to inform Comp Plan updates and shows continued concern

1 about the DEIS area based approach allowing 15% of County roads to
2 exceed standard levels of service; if left unmitigated, has potential to
3 create a probable significant adverse impact to the state highway
4 system; requesting analysis be revised using roadway level of service
5 standards; mitigations to significant impacts on the state highway
6 system, acknowledgement of shared responsibility; this is a technical
7 document and agree that their requests need to be addressed in the
8 Comp Plan.

9 • **SPEAKER (v): Brandon Bishop, Knapton Development**

10 • He and business partner have deep ties to the community and our
11 families have owned property in Kitsap County for over 75 years;
12 currently manage approximately \$50 million in property and support
13 housing unequivocally; question is do you want our money to be
14 invested in Kitsap County; notes stiff competition for non-
15 government resources to bring housing to this County; over-
16 regulation, particularly environmental, will cause groups like ours to
17 look at other markets such as Boise or Salt Lake City; many of the
18 voices we've heard tonight have valid concerns, but nearly everyone
19 has brought up some reason why we shouldn't create additional
20 housing in this county; don't let perfect be the enemy of great; if the
21 community chooses a path where nothing is accomplished, the price
22 of existing housing will not only become less affordable, it will price
23 the most vulnerable populations out of any housing opportunities and
24 that's just not socially responsible.

25 • **SPEAKER (v): William Palmer, South Kitsap resident, Consultant, President**
26 **KAPO**

27 • Wearing two hats, one as consultant on rezone projects throughout
28 North and South Kitsap, primarily advocating for Alt3; speaking for
29 KAPO, echoes last speaker's comment and has been advocating for
30 deregulation for 20 years; lot of housing costs are due to
31 overregulation; sent PC 12 pages of comments on the DEIS; for the
32 speakers wanting to protect the environment, if you believe it is in
33 the public interest, then buy the property or the development rights;
34 concern now is that public has opportunity to comment and
35 advocates PC doesn't close out public testimony or restrict to written
36 only because there is not yet a preferred alternative; take whatever
37 time is needed, don't be constrained by December deadline.

38 **8:44 pm**

39 • **SPEAKER (v): Lisa Pedersen**

40 • Sending written comments to PC via email at help@kitsap.gov.

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

- Has attended some PC meetings but never got all the way through any of our sessions and the main concern is zoning and rural area being changed from rural wooded to rural unless a defined development plan is submitted you should not approve; you can't rezone based on a vision; we don't know what's going to be going into the properties that are rezoned for the time being and they should stay rural wooded until more appropriate time; has reviewed materials from PSRC and Vision 2050, feasibility studies and included comments on page of DEIS sent to Board, wants to also get them in the record for the PC.

- **Chair Phillips calls again for speakers; as there are no other speakers; closes the floor to speakers on this item.**

- Eric baker thanks attendees, notes staff will now compile all comments and put together recommendation and provide that to PC; notes this is only one step; once the preferred Alt is selected, all documents will be revised, a new final EIS will be prepared, and all will come back to PC for hearing and then those will move through to the BoCC.

- **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker clarifies, that during the 3/19/24 PC meeting, group will work through discussion and begin consolidated deliberation and recommendation process.

- Send any questions or if you would like additional information, let Amanda know and she will facilitate; if pc needs additional time, there is a possibility for a March 26th special mtg if needed;

G. General Public Comment – combined with item E

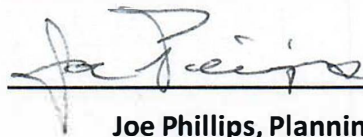
H. For the Good of the Order/Commissioner Comments

- None

Meeting adjourned by unanimous consent.

Time of Adjournment: 8:52 pm

Minutes approved this 21st day of May 2024.



Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk