

KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782

Webinar ID: 894 3562 3520

Passcode: 190697

August 19, 2025 @ 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: Alan Beam (Chair), Kathrine Meysenburg, David Vliet (Vice Chair), Ashlee Hall, Kaleb Nelson, Danielle Douthett, Adrienne Hampton

Planning Commission Members absent: Richard Shattuck, Tami Bowen

Department of Community Development (DCD) Staff present: Jason Walsh, Darren Gurnee, Jennifer Kreifels, Caitlin Schlatter, Cecilia Olsen

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- Agenda adopted by unanimous consent.

D. Adoption of Minutes

- Minutes of 6/17/25
- **MOTION:** Vice Chair Vliet moves to approve 6/17/25 minutes as presented
- **SECOND** Kaleb Nelson
 - **VOTE:** Unanimous in Favor – Motion Carries

5:33 PM

E. General Public Comment

- Chair Beam opens the floor to speakers wishing to provide testimony.
- **SPEAKER:** Bill Palmer, South Kitsap Resident, President KAPO
 - Mr. Palmer comments about the 2x6 Review Program.
- Chair Beam calls again for speakers; as there are no other speakers; closes the floor to general speakers.

5:36 PM

F. **Work Study, Public Hearing, Deliberations, and Findings of Fact: Roper Open Space Application #25-01464** – Jason Walsh DCD Planner (approx. 30 min)

- Mr. Walsh gives a presentation on the Roper Open Space Applicant #25-01464. See staff presentation for full content.
- Mr. Walsh notes that two public comments were received, but not included in the staff report. The first comment is regarding the location of the Burley Creek and potential loss of grant funding due to the project site's Open Space designation. The second comment is in support of project approval.

• **QUESTIONS/COMMENTS**

- Discussion between the Planning Commission, Mr. Walsh, and DCD Current Planning Supervisor Darren Gurnee regarding the staff presentation.

5:47 PM

- **MOTION: Ashlee Hall moves to begin the Roper Open Space Application #25-01464 Public Hearing.**
- **SECOND – David Vliet.**
- **Chair Beam opens the floor to speakers wishing to provide testimony.**

5:48 PM

- **SPEAKER: Alicia Roper, Owner.**
 - Comments in support of the Roper Open Space Application #25-01464.

5:50 PM

- **SPEAKER: Gary Schrier, South Kitsap Resident.**
 - Comments in opposition to the Roper Open Space Application #25-01464.

5:54 PM

- **SPEAKER: Sharon Feeney, Kitsap County Resident.**
 - Comments in support of the Roper Open Space Application #25-01464.

5:56 PM

- **Chair Beam calls again for speakers; as there are no other speakers, close the floor to general speakers.**
- **QUESTIONS/COMMENTS**

- Discussion between the Planning Commission and Mr. Walsh regarding the public testimony.

5:58 PM

- **Chair Beam calls again for speakers; as there are additional speakers, opens the floor to additional speakers; however no motion is made to reopen the Public Hearing and thus the following comment is not included in the record.**
- **SPEAKER: Gary Schrier, South Kitsap Resident**
 - Comments again in opposition to the Roper Open Space Application #25-01464.

5:59 PM

QUESTIONS/COMMENTS

- Discussion between the Planning Commission, Mr. Gurnee, and DCD Planner Jennifer Kreifels regarding the public testimony.
- Planning Commission Clerk Clara Jewell reminds Chair Beam that a motion must be made to reopen the Public Hearing to consider further public testimony

6:05 PM

- **MOTION: Ms. Hall moves to reopen the Public Hearing for Roper Open Space Application #25-01464**
- **SECOND – David Vliet**
- **SPEAKER: Gary Schrier, South Kitsap Resident**
 - Comments again in opposition to the Roper Open Space Application #25-01464.

6:07 PM

QUESTIONS/COMMENTS

- Discussion between the Planning Commission, Ms. Kreifels, and Mr. Walsh regarding the public testimony.
- **Chair Beam calls again for speakers; as there are no other speakers, close the floor to general speakers.**

6:08 PM

- **MOTION: Ms. Hall moves to open Deliberations on the Roper Open Space Application #25-01464.**
- **SECOND - David Vliet**

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

- **QUESTIONS/COMMENTS**

- Discussion between the Planning Commission and Mr. Walsh regarding the Roper Open Space Application #25-01464.

6:09 PM

- **MOTION:** Ms. Hall moves to recommend approval of the Roper Open Space Application #25-01464.
- **SECOND** – Kaleb Nelson.
- **DISCUSSION:**
 - **VOTE:** Unanimous in Favor – Motion Carries.

6:10 PM

- **MOTION:** Chair Beam moves to recommend approval of the Findings of Fact for the Roper Open Space Application #25-01464.
- **SECOND** -
- **DISCUSSION:**
 - **VOTE:** Unanimous in Favor – Motion Carries.

6:12 PM

G. Briefing: 2x6 Review Program – Caitlin Schlatter, DCD 2x6 Coordinator (approx. 30 minutes)

- Ms. Schlatter presents an overview of the 2x6 Review Program. See Staff Presentation for full content.
- **QUESTIONS/COMMENTS**
 - Ms. Schlatter addresses questions regarding the 2x6 Review Program from the first General Public Comment.
 - Discussion between the Planning Commission, Ms. Schlatter, and DCD Assistant Director Cecilia Olsen regarding the 2x6 Review Program.

6:51 PM

H. Work Study: 2025 Standards for Sanitary Sewer Construction Update - Anthony Burgess, Public Works Department Capital Projects Manager (approx. 1 hour)

- Mr. Burgess provides an overview of the 2025 Standards for Sanitary Sewer Construction Update. See Staff Presentation for full content.
- Discussion between the Planning Commission and Mr. Burgess regarding the 2025 Standards for Sanitary Sewer Construction Update.

7:11 PM

I. General Public Comment

- Chair Beam opens the floor to speakers wishing to provide testimony.
- Chair Beam calls again for speakers; as there are no other speakers; closes the floor to general speakers.

J. For the Good of the Order/Commissioner Comments

- Vice Chair Vliet comments on his absence from the last Planning Commission meeting.
- Ms. Hampton mentions Community Planning Survey available on the DCD Website.

Meeting adjourned by unanimous consent.

Time of Adjournment: 7:13 pm

Minutes approved this 7th day of October 2025.



Alan Beam, Planning Commission Chair



Clara Jewell, Planning Commission Clerk