

KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782

Webinar ID: 878 4708 2340

Passcode: 478980

October 21, 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 <https://www.kitsap.gov/dcd/Pages/PlanningCommission.aspx> and listen to the audio file (to assist in locating information, timestamps are provided below).

Planning Commission (PC) Members present: Alan Beam (Chair), David Vliet (Vice Chair), Adrienne Hampton, Richard Shattuck, Tami Bowen, Ashlee Hall, Kaleb Nelson, Kathy Meysenburg, Danielle Douthett

Planning Commission Members absent:

Department of Community Development (DCD) Staff present: Cecilia Olsen, Jim Rogers, Keri Sallee, Heather Cleveland, Madison Castillo, Clara Jewell (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **Agenda adopted by unanimous consent.**

D. Adoption of Minutes

- Minutes of 9/2/25
- **MOTION: Ashlee Hall moves to approve 9/2/25 minutes as presented**
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries.**
- Minutes of 9/23/25
- **MOTION: Kaleb Nelson moves to approve 9/23/25 minutes as presented**
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries.**
- Minutes of 10/7/25
- **MOTION: Kaleb Nelson moves to approve 10/7/25 minutes as presented**
- **SECOND**

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- **VOTE: Unanimous in Favor – Motion Carries.**

5:34 PM

E. General Public Comment

- **Chair Beam opens the floor to speakers wishing to provide testimony.**
- **SPEAKER: William Palmer, South Kitsap Resident**
 - Comments about 2024 Comprehensive Plan Remand.
- **Chair Beam calls again for speakers; as there are no other speakers; closes the floor to general speakers.**

5:38 PM

F. Briefing: 2024 Comprehensive Plan Remand – Keri Sallee, DCD Planner

- Ms. Sallee gives a presentation on the 2024 Comprehensive Plan Remand. See staff presentation for full content.
- **QUESTIONS/COMMENTS**
- Discussion between the Planning Commission and Ms. Sallee regarding the staff presentation.

5:57 PM

G. Briefing: Housing Requirement for Kitsap County – Heather Cleveland, DCD Planner; Keri Sallee, DCD Planner; Jim Rogers, DCD Planner; Carl Borg, Human Services; Bonnie Tafts, Human Services; and Joel Warren, Human Services

- Ms. Cleveland, Ms. Sallee, Mr. Rogers, Mr. Borg, Ms. Tafts, and Mr. Warren give a presentation on Housing Requirements for Kitsap County. See staff presentation for full content.
- **QUESTIONS/COMMENTS**
- Discussion between the Planning Commission, Mr. Warren, Ms. Tafts, Ms. Cleveland, and Ms. Sallee regarding the staff presentation.

6:48 PM

H. Work Study: Silverdale Center Plan – Jim Rogers, DCD Planner; Taskina Tareen, BERK Consulting; Fred Young, Parametrix

- Mr. Rogers, Ms. Tareen, and Mr. Young give a presentation on the Silverdale Center Plan. See staff presentation for full content.
- **QUESTIONS/COMMENTS**
- Discussion between the Planning Commission, Mr. Rogers, Ms. Tareen, and Mr. Young regarding the staff presentation.

7:27 PM

I. **Deliberations and Findings of Fact: Year of the Rural – Heather Cleveland, DCD Planner**

- Ms. Cleveland gives a presentation on the Year of the Rural. See staff presentation for full content.
- **MOTION: Richard Shattuck** moves to begin deliberations, consider by paragraph, and recommend adoption of the changes to the 2025 Year of the Rural deliverables, including Rural and Resource Lands Chapter, Agriculture Code, Child Care Code, and Skrobust-McCormick Lands Co, Moran, and Stokes/Campbell Reclassification Requests as presented by staff and as potentially amended by the Planning Commission in these deliberations.

- **SECOND**

- **Motion Carries: Deliberations begin.**

7:36 PM

- Ms. Cleveland presents on the Chapter: Wildlife Corridors and Habitat Connectivity topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to recommend language as proposed and prepared by staff.

- **SECOND**

- **VOTE: Unanimous in Favor – Motion carries.**

7:41 PM

- Ms. Cleveland presents on the Chapter: Forest – Advisory Council topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to make no recommendation.

- **SECOND**

- **VOTE: 3 in favor, 0 opposed, 6 abstained – Motion carries.**

7:45 PM

- Ms. Cleveland presents on the Chapter: Agriculture – Advisory Council topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**

Kitsap County Planning Commission Minutes – October 21, 2025

- Discussion between the Planning Commission and Ms. Cleveland regarding the topic.

• **MOTION: Richard Shattuck** moves to make no recommendation.

• **SECOND**

- **VOTE: 6 in favor, 2 opposed, 1 abstained – Motion carries.**

• **7:47 PM**

- Ms. Cleveland presents on the Chapter: Rural Walkability and Bikeability topic in the Deliberations Matrix.

• **QUESTIONS/COMMENTS**

- Discussion between the Planning Commission and Ms. Cleveland regarding the topic.

• **MOTION: Adrienne Hampton** moves to recommend the exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with emphasis on ADA Accessibility

• **SECOND**

- **AMENDMENT:** Richard Shattuck moves to amend Ms. Hampton's motion to read "...consideration of ADA Accessibility."

• **SECOND**

- **VOTE: Unanimous in favor – Motion carries.**

21

22 • **7:59 PM**

- Ms. Cleveland presents on the Chapter: Climate Change Element topic in the Deliberations Matrix.

• **MOTION: Ashlee Hall** moves to make no recommendation.

• **SECOND**

- **VOTE: 6 in favor, 1 opposed, 2 abstained – Motion carries.**

28 • **8:00 PM**

- Ms. Cleveland presents on the Chapter: Tribal Lands topic in the Deliberations Matrix.

• **QUESTIONS/COMMENTS**

- Discussion between the Planning Commission and Ms. Cleveland regarding the topic.

• **MOTION: Adrienne Hampton** moves to recommend adding additional sections to the Rural Resources and Lands Chapter regarding tribal lands and military lands as presented by staff after discussion with Planning Commission.

• **SECOND**

- **VOTE: 8 in favor, 0 opposed, 1 abstained – Motion carries.**

8:13 PM

- Ms. Cleveland presents on the Chapter: Cluster Development topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to recommend language as proposed by staff.
- **SECOND**
 - **Vote: 7 in favor, 2 opposed, 0 abstained – Motion carries.**

8:19 PM

- Ms. Cleveland presents on the Chapter: Water Resources topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Ashlee Hall** moves to recommend staff recommendation.
- **SECOND**
 - **Vote: 8 in favor, 0 opposed, 1 abstained – Motion carries.**

8:24 PM

- Ms. Cleveland presents on the Chapter: Rural Data Analysis topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to make no recommendation.
- **SECOND**
 - **Vote: 8 in favor, 0 opposed, 1 abstained – Motion carries.**

8:29 PM

- Ms. Cleveland presents on the Chapter: Equestrian Facility topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to amend the second policy to replace the word “minimize” with the word “soften”, and replace the word “ensure” with the word “promote” so as to read “Ensure equestrian facilities and businesses are designed, sited, and operated to maintain rural character, ~~minimize~~ **soften** impacts, and ~~ensure~~ **promote** compatibility with neighboring properties.”.

- **SECOND**
 - **AMENDMENT: Danielle Douthett** moves to amend Mr. Shattuck’s motion and strike entirely the second policy proposed by staff.
 - **SECOND**
 - **Vote: 6 in favor, 3 opposed, 0 abstained – Motion carries.**
- **MOTION: Kathy Meysenburg** moves to add a goal to the Equestrian Facilities topic as follows “Develop policy and regulations that support the equestrian facility topic through consultations with the equestrian community.”.
- **SECOND**
 - **Vote: Unanimous in favor – Motion carries.**

8:42 PM

- Ms. Cleveland presents on the Code – Child Care: Hours of Outdoor Noise topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Ashlee Hall** moves to recommend staff's recommendation
- **SECOND**
 - **Vote: Unanimous in favor – Motion carries.**

8:43 PM

- Ms. Cleveland presents on the Code – Child Care: Language topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Ashlee Hall** moves to make no recommendation.
- **SECOND**
 - **Vote: Unanimous in favor – Motion carries.**

8:44 PM

- Ms. Cleveland presents on the Code – Agriculture: Agriculture Building Exemption topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to recommend that the proposed change be removed.
- **SECOND**
 - **Vote: Unanimous in favor – Motion carries.**

8:46 PM

Kitsap County Planning Commission Minutes – October 21, 2025

- 1 • Ms. Cleveland presents on the Code – Agriculture: Notice topic in the
- 2 Deliberations Matrix.
- 3 • **QUESTIONS/COMMENTS**
- 4 • Discussion between the Planning Commission and Ms. Cleveland
- 5 regarding the topic.
- 6 • **MOTION: Ashlee Hall** moves to recommend staff's recommendation.
- 7 • **SECOND**
- 8 • **VOTE: Unanimous in favor – Motion carries.**

9 **8:48 PM**

- 10 • **QUESTIONS/COMMENTS**
- 11 • Discussion between the Planning Commission and Ms. Cleveland
- 12 regarding the topic.
- 13 • **MOTION: David Vliet** moves to recommend all code changes related to garden
- 14 definitions be tabled until the Agriculture Advisory Council is established.
- 15 • **SECOND**
- 16 • **VOTE: Unanimous in favor – Motion carries.**

17 **8:51 PM**

- 18 • Ms. Cleveland presents on the Skrobut Reclassification Request in the
- 19 Deliberations Matrix.
- 20 • **QUESTIONS/COMMENTS**
- 21 • Discussion between the Planning Commission and Ms. Cleveland
- 22 regarding the topic.
- 23 • **MOTION: Adrienne Hampton** moves to recommend approval.
- 24 • **SECOND**
- 25 • **VOTE: Unanimous in favor – Motion carries.**

26 **8:55 PM**

- 27 • Ms. Cleveland presents on the Moran Reclassification Request in the
- 28 Deliberations Matrix.
- 29 • **QUESTIONS/COMMENTS**
- 30 • Discussion between the Planning Commission and Ms. Cleveland
- 31 regarding the topic.
- 32 • **MOTION: Richard Shattuck** moves to recommend conditional approval to also
- 33 include the adjacent parcel to the north of the subject parcel.
- 34 • **SECOND**
- 35 • **VOTE: 6 in favor, 3 opposed – Motion carries.**

36 **8:59 PM**

- 37 • Ms. Cleveland presents on the Stokes/Campbell Reclassification Request in the
- 38 Deliberations Matrix.
- 39 • **QUESTIONS/COMMENTS**

Kitsap County Planning Commission Minutes – October 21, 2025

- Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Ashlee Hall** moves to approve the reclassification request.
- **SECOND**
 - **VOTE: Unanimous in favor – Motion carries.**

9:00 PM

- Ms. Cleveland presents on the SEPA topic in the Deliberations Matrix.
- **QUESTIONS/COMMENTS**
 - Discussion between the Planning Commission and Ms. Cleveland regarding the topic.
- **MOTION: Richard Shattuck** moves to make no recommendation.
- **SECOND**
 - **VOTE: 8 in favor, 1 abstained – Motion carries.**
- **MOTION: Kaleb Nelson** moves to approve the Year of the Rural Deliverables as presented by staff and amended by the Planning Commission.
- **SECOND**
 - **VOTE: Unanimous in favor – Motion carries.**
- **MOTION: Richard Shattuck** moves to approve the Findings of Fact and recommendations as presented by staff with the exception of the equestrian topic, which is to be stricken.
- **SECOND**
 - **VOTE: Unanimous in Favor – Motion carries.**

9:03 PM

J. General Public Comment

- **Chair Beam opens the floor** to speakers wishing to provide testimony.
- **SPEAKER: Valerie Dodd, Kitsap Resident**
 - Comments about Year of the Rural Deliberations.
- **Chair Beam** calls again for speakers; as there are no other speakers; **closes the floor to general speakers.**

K. For the Good of the Order/Commissioner Comments

- Richard Shattuck confirms that the November 4th Planning Commission meeting is cancelled.
- Alan Beam thanks Jim Rogers and Heather Cleveland for walking through the Deliberations at tonight's meeting.
- Adrienne Hampton expresses deep gratitude and appreciation for Heather Cleveland and her work on the Year of the Rural project.

Kitsap County Planning Commission Minutes – October 21, 2025

- David Vliet announces that the Kitsap Conservation District is currently holding Board elections. Any Kitsap County voter can go to the Kitsap Conservation District, click on elections, and vote.

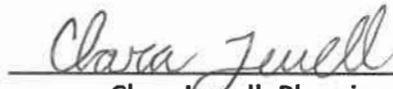
Meeting adjourned by unanimous consent.

Time of Adjournment: 9:09 pm

Minutes approved this 18th day of November 2025.



Alan Beam, Planning Commission Chair



Clara Jewell, Planning Commission Clerk