	KITSAP COUNTY PLANNING COMMISSION
	Administration Building - Commissioner's Chambers
	January 7, 2020 @ 5:30 pm
made reade <u>http:</u>	e minutes are intended to provide a summary of meeting decisions and, except for motions e, should not be relied upon for specific statements from individuals at the meeting. If the er would like to hear specific discussion, they should visit Kitsap County's Website at //www.kitsapgov.com/dcd/pc/default.htm and listen to the audio file (to assist in locating mation, time-stamps are provided below).
	bers present: Kim Allen (Chair), Aaron Murphy (Vice Chair), Amy Maule, Richard Shattuck, Jim son, Joe Phillips, Mike Eliason, Ed Galliway
<u>Mem</u>	bers absent:
<u>Staff</u>	present: Peter Best, Angie Silva, Darren Gurnee, Amanda Walston (Clerk)
	5:33:23
A.	Introductions
	 Chair Allen welcomes new Planning Commission (PC) member, Ed Galliway who will represent South Kitsap District #2.
В.	Adoption of Agenda
	 Chair Allen notes revision to include Elections Item C, shifting down subsequent items.
	 Motion: Mike Eliason moves to adopt the agenda as revised.
	Second: Joe Phillips
	 Vote: Unanimous – Motion carries
C.	General Elections
	 Deferred to next regular meeting to allow thought on nomination.
D.	Approval of Minutes
	 12/7/19 minutes deferred to next regular meeting.
E.	General Comment:
	 Chair Allen opens the floor for general comments not tied to any items on the agenda acknowledging there are individuals here to speak on the Port Gamble matter, who will be unable to attend the scheduled Public Hearing.
	 The PC will allow limited comments, but these comments will not be included in the official record unless submitted outside this forum to the Policy Manager, Eric Baker.
	SPEAKER: FRANK TWETEN, Port Orchard resident of Beach Drive
	 Will speak on 2019 CPA Centers amendment during public hearing Item G.
	5:38:45
	 SPEAKER: JON ROSE, President of Olympic Property Group (OPG) Real Estate arm of Pope Resources.
	 Mr. Rose has comments regarding proposed Port Gamble legislative amendments.

1 2		25 years ago, the mill in Port Gamble shut down, taking much of the town as well; though an Economic Development group wanted to keep the
3		waterfront working.
4		 Since then OPG has spent \$25 million cleaning up Gamble Bay and shoreline
5		and worked with Kitsap Bay group to transfer acreage and farmland to
6		County land. There is much interest in changing the mill and leaving our
7		industrial past behind. We even have new major attractions including Port
8		Gamble Heritage Park. The company has lost \$350k every year but have
9		stuck with plans for rejuvenation.
LO		This legislation will help us move forward and recognize the success of
11		former mill towns in New England and Port towns all over – they keep their
L2		bones but adopt a new lifestyle.
L3		5:43:28
L4	•	SPEAKER: LISA HORN, Executive Director of Westsound Wildlife
15	•	Ms. Horn has comments regarding proposed Port Gamble legislative amendments.
L6		 Westsound Wildlife started in our backyards taking care of animals locally.
L 7		Since 2001 they have grown and changed, opening and operating a location
18		on Bloedell reserve, but found out they had to move, which came with a
.9		great deal to consider. Lots of animal habitat, cages, equipment.
20		 Found a new location on Port Gamble, after working through OPG, that is a
21		beautiful quiet setting where animals can be cared for and volunteers have
22		the privacy and quiet needed to work with them. If an animal is injured,
23		anyone can call on Westsound Wildlife and they will care for, rehabilitate
24		and return the animal to the wild, if possible and safe. Our educational
25		outreach efforts reach 20,000 children per year.
26		 We want to remain in Port Gamble, but don't fit any of the current allowed
27		uses, would like to be an allowed use.
28		5:46:46
29	•	SPEAKER: MIKE FISHER
80	•	Mr. Fisher has comments regarding proposed Port Gamble legislative amendments.
31		 Has become more involved with Westsound Wildlife the last 5 – 6 years and
32		has seen what they've done with the small site on Bloedell. The new site
33		through OPG will allow them to expand, and while the wildlife heals, they
34		will be in an environment natural to them, without fear of elements in the
35		wild if not in rehabilitation.
36		 This facility is nothing to fear, the animals are in their element. In the last 2
37		years alone, they have rehabbed over 70 bald eagles.
88		5:49:31
19	•	SPEAKER: FAWN HARRIS, Hospital Manager & Coordinator for Westsound Wildlife
10		Shelter
1	•	Ms. Harris has comments regarding proposed Port Gamble legislative amendments.
12		Our release rate was 82% this last year, which is higher than most domestic
13		animal shelters. Westsound Wildlife is the only wildlife center in Kitsap
		aa. on section in the only maine section in Mode

1 2 3 4 5 6 7	County, and one of the few around the country. We treat animals from many areas and counties. This expansion would allow amazing work, with animals, and threatened species. We recently rescued a northern spotted owl and released it to the wild. We travel all over Washington and Oregon to present education to children and the public, reaching well over 10,000 individuals. That opportunity to see a wild raptor, up close doesn't exist in many places.
8	5:52:15
9	 SPEAKER: Linda Berry-Maraist, Project Manager for OPG
10 11	 Ms. Berry-Maraist has comments regarding proposed Port Gamble legislative amendments.
12 13 14 15	 Hired on 12 years ago to manage the Port Gamble clean-up, which is a very big, complex, expensive project for the County, that has been paid for completely by private dollars. It is important here to find the future for Port Gamble, it is a really unique place.
16 17 18 19	 Background in architecture, and Port Gamble is and has been a business loss. In order to save it, a code update is needed. Give up the manufacturing zoning along the waterfront, and you also pick up the outdoor and recreation, additional benefits.
20	 All these, including helping Westsound Wildlife, will fit into the new code.
21	5:54:35
22	Chair Allen closes General Comment Period
23	5:54:55
24 25	F. Work Study: Port Gamble Legislative Amendments, Eric Baker, Board of County Commissioners (BoCC) Policy Manager
26 27	 Mr. Baker provides a brief summary of the process to date, including previous meetings and referencing materials provided as well as an outline for review tonight.
28 29 30	 Mr. Baker notes the goal, with input from property owners and the Port Gamble S'Klallam tribe, is to maintain historic preservation and marry it with 21st century environment.
31 32 33 34	 Mr. Baker references on the map the location of the town site and adjacent rural area noting this code only applies to Port Gamble, and the immediate rural area; includes revisions to development standards, allowed uses and permit processes; there are no zone changes.
35 36 37 38 39 40 41	• Mr. Baker reviews the history of the project including its origin as a Native American settlement and time as town centered around Pope & Talbot Mill from 1853 – 1995; established as a Limited Area of More Intensive Rural Development (LAMIRD) in 2000 with intent to revisit but aside from minor code changes in 2007-2008, no revisit happened. Also designated a Rural Historic Town in 2000, which differs by looking back to the 20s and 30s during robust historical times, not just the 90s as with Manchester, etc. when establish uses.
42 43 44	 Mr. Baker references the map, showing the waterfront/industrial, commercial and residential zones that make up the town itself and provide services; also shows historic pictures.

1	 Mr. Baker reviews proposed changes, noting this is the first real review and revision o
2	code in the past 20 years for Port Gamble.
3	 Density is still capped at a total of 295 dwelling units (295), which will not change.
4 5	 QUESTION/ANSWER: Mr. Shattuck asks, and Mr. Baker confirms, the 295 was determined based on sewer infrastructure.
6 7 8 9	 Mr. Baker reviews zones and uses, noting that complimentary rural and agriculture uses are wedged between Port Gamble Road, Heritage Park and the town site. Agritourism is popular, and this code will combine to benefit these for the town site, tourism, etc.
10	 Mr. Baker notes while materials are lengthy, changes are not too many, but wanted to
11	provide PC with the entire code. Key is how to apply changes only to the town and not
12	adjacent rural areas. There is flexibility through the Town Master Plan, for items not
13	allowed in other parts of the county. Any references to a Master Plan in other County
14	locations do not apply here.
15	6:05:45
16	 As expressed earlier by many from Westsound Wildlife, there isn't really a place for
17	them in the standard Kitsap County Code (KCC), but proposed definitions and
18	allowances for wildlife shelters include an urban front for office and education, with
19	space beyond for animal care and rehabilitation. An important distinction is that the
20	trip generation that other uses might have is not present.
21	 Mr. Baker notes Town Development Objectives, the core concepts the town should be
22	based on, are historic preservation and environment; there will either be an architect
23	consultant or design expert OR an architectural committee. The County has struggled
24	in the past keeping committees fully active, which could result in delays. This option
25	allows for a consultant to work on the project, if needed, and avoid such delays.
26	 QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, the County
27	would select the individual to be sure they meet needs and qualifications,
28	but the cost of the consultant would rest on the applicant.
29	 QUESTION/ANSWER: Mr. Shattuck asks, and Mr. Baker confirms, stakeholders
30	involved in this project include Port Gamble S'Klallam, Kitsap Economic Development
31	Alliance.
32	 QUESTION/ANSWER: Mr. Shattuck asks, and Mr. Baker confirms, if a fast food chain
33	like McDonald's is permitted, it would be scaled to fit the character of Port Gamble,
34	similar to Leavenworth; also, no drive-through or drive-in would be allowed.
35	6:11:55
36	 Minimizing visible parking is another major consideration. Historically, the volume of
37	cars was far less than today so the proposal allows the roadways to be developed at
38	historic standards, and private roads will be allowed for more compact design. Parking
39	and roadway plans would be developed with the Town Master Plan, so it would be
40	clear up front.
41 42 43	 QUESTION/ANSWER: Mr. Eliason asks, and Mr. Baker confirms, the PC will review the code, then the County would work on the Master Plan; noting this is not written for OPG or Pope Resources or Westsound Wildlife, anyone could develop this property.

1 2		They have been very involved as stakeholders and leading the clean-up, but this code update is a good thing for a national historical town and rural related uses.
3		6:15:00
4 5	•	QUESTION/ANSWER: Chair Allen asks, and Mr., Baker confirms, the definition of wildlife shelter is not specific to Port Gamble and would be housed in larger KCC.
6 7	•	QUESTION/ANSWER: Chair Allen asks, and MR, Baker confirms, residential uses would be allowed in the waterfront zone, only allowed in the Town Master Plan.
8 9 10 11 12	•	Mr. Baker reviews proposed changes regarding signage and noise levels, noting landmark signage with he property name and year built out front will be allowed through the Master Plan; also acknowledging that nighttime activity in the commercia area would not require shutdown at 10pm, but in other areas outside the town the 10 pm would apply.
13		6:20:15
14 15 16		 QUESTION: Mr. Eliason asks how the noise restriction differences will be communicated. Chair Allen asks Mr. Baker to provide, at the next meeting, comparable county areas with decibel differences and noticing as such.
17		6:22:15
18 19 20 21 22 23	•	Mr. Baker references on the map the different wetlands, streams and other critical areas and restrictions, as well as rural and cultural resources and exceptions; options to leave them alone or mitigate disturbances. Showing reserve tracts, that the developer can move if they opt to leave the cultural resources undisturbed. If they decide not to use those tracts they revert to rural residential only with associated zoning and uses.
24 25		 QUESTION: Ed Galliway asks what would happen if a cultural resource was later found on one of the designated reserve tracts?
26 27 28		 ANSWER: Mr. Baker notes it would need to be catalogued, but a substantial amount of research went into identifying locations for these reserve tracts that would be useable.
29 30	•	QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, the whole town is about 20 – 30 dwelling units shy of the 295 dwelling unit cap.
31		6:27:45
32 33 34	•	Mr. Baker reviews rural residential uses highlight a few including allowed Brewpubs and Conference Centers, which is addressed in footnotes that will attach them to the Master Plan.
35		6:31:40
36 37 38	•	QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, within the LAMIRD, Accessory Living Quarters (ALQ) are allowed, while Accessory Dwelling Units (ADU) are not; the difference being that ALQs are attached to the structure, ADUs are not.
39 40	•	QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, notification of the Tribes was included at their request for Types 1, 2, and 3.
41 42 43	•	QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, an ADU would not be considered a dwelling unit that goes into the 295 cap, but it would factor into sewage treatment capacity calculations and would require a Conditional Use Permit (CUP).

1 2 3 4 5 6		•	QUESTION/ANSWER: Mr. Murphy asks, and Mr. Baker provides an explanation of the difference between manufacture and fabrication light, noting it limits the use to manufacture of agricultural products, for example if someone raiser sheep and wanted to create blankets from the wool, that would be a manufacturing, not agricultural. In an intended agricultural area, we want more robust opportunities for animal manufacturers, pubs, wineries.					
7			6:35:25					
8 9 10		•	QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, Daycare is prohibited in the waterfront area, but allowed in the Commercial area; noting this was what the various entities and stakeholders agreed to after discussion.					
11 12			 Chair Allen understands the Daycare Center but believes Family Daycare would be good for consideration. 					
13 14			6:37:45					
15 16		•	Mr. Baker continues to review density flexibility through the Master Plan, such as shifting 25 units around, as long as historic character is maintained.					
17 18		•	QUESTION/ANSWER: Chair Allen asks, and Mr. Baker confirms, height caps are 30 feet for Residential and 35 feet for both Commercial and Waterfront zones.					
19 20		•	Mr. Baker reviews Agricultural Code, including equestrian events & arena facilities and wine tasting rooms.					
21 22 23 24 25 26		•	Mr. Baker reviews the process to date including work with the property owner, tribes and now review with the PC. 2 other concurrent processes are taking place that will not be heard by the PC, which is the master plan Performance Based Development and the Development Agreement to address vesting, plats, etc. looking at a 15-year horizon to build up the town site. These will be recommendations from the Hearing Examiner, and the BoCC will have ultimate ruling.					
27 28 29		•	QUESTION: Mr. Eliason asks about fire safety concerns within the LAMIRD, noting distance between manned fire stations and if buildings are wall to wall, it could spread or double quickly.					
30 31 32 33			 ANSWER: Mr. Baker notes any development would have to meet fire code; adjoining units, might require sprinkler systems. A large number are historic homes, and retrofits would be difficult. Restoration would defer to code at the time, and the Fire Marshal is reviewing this carefully. 					
34		•	Mr. Baker asks the PC to relay any questions or other comments to the Clerk, so he					
35			may prepare and bring answers to the next meeting.					
36 37	G.	Public F	6:47:18 Hearing: 2019 Comprehensive Plan Amendment Update: Peter Best, DCD PEP Planner					
38	o.	•	Mr. Best provides a brief overview of the process for providing testimony.					
39 40		•	Chair Allen clarifies that by 1/21/20 any written public comment will also be provided to the PC in addition to that heard during PC public hearings.					
41		•	Mr. Best provides a brief overview of the Comprehensive Planning process to date.					
42 43		•	QUESTION: Mr. Eliason asks about the range for Urban Growth Areas (UGA) which used to be 78%, but now mentioned as 80%.					

1 2 3	 ANSWER: Mr. Best notes the 2016 plan was adopted under the 78 split but allocated on the 80/20 split with a trigger that when a 5-year period exceeded the 78 split, we will look at an 83 split.
4	 Mr. Best notes as a legislative process, BoCC has full discretion over scoping and
5 6	decisions for this process and reviews opportunities and timelines for public input and comment, as well as different outreach formats and avenues.
7	QUESTION: Mr. Eliason notes the County did a great job of outreach with the Wireless
8 9	code, which was also very complex, has DCD done any similar outreach to builders or other advisory groups?
10 11 12	 ANSWER: Mr. Best notes while no direct contact, most of those groups are in the email notification system; also offers to meet with any group or individual who has questions, or to review the proposed updates.
13 14 15 16	 Mr. Best clarifies testimony will NOT be heard on the DICKEY PIT site specific amendment tonight but will be heard on these proposed County Sponsored amendments: Downtown Kingston Phase 2, Centers, Silverdale/Kingston UGA - Association & Future Incorporation. Mineral Resource Overlay (MRO) Clean-Up. Clarifying Edits
L8	7:10:24
L9	Chair Allen opens the public hearing
20	7:11:02
21	 SPEAKER: FRANK TWETEN, Port Orchard resident of Beach Drive
22 23 24	 Worked on a project since 1993 but after thousands of dollars spent, mixed use centers fell out of favor in other areas and in 2006 they stripped the density from commercial.
25 26	 The Manchester Community Advisory Council (MCAC) didn't like me from the start because I didn't live there, but now I live on Beach drive.
27 28 29	 When they removed the residential density requirement, I got a permit to open a small brewpub, which I wouldn't recommend. It would obliterate the character on my 200-foot lot, so I proposed (4) 25-foot lots.
30 31 32 33	 Now I fear I will miss a meeting like in 2016, when the MCAC recommended stripping the density. I have been through DCD and they have told me all the things I can and can't do. I met with Shawn Alire, Eric Baker, Jim Bolger, Charlotte Garrido.
34 35	 What I want is for them to tell me how I can do what I want to do, that's what I want to see changed.
36	SPEAKER: Steve Smaaladen, Poulsbo Resident, RE Broker
37 38 39	 Have been looking at the Kingston corridor restriction on a vacant lot that is preventing the owners from building a standalone Single Family Residence (SFR). Mr. Best has indicated the change will happen in the proposed amendment
11 12	 I represent a family that needs to sell this lot, please take the recommendation given to you by Mr. Best. It is my hope the PC will agree. 7:17:45

1 2	 SPEAKER: Dan O'Shaughnessy, Resident & Chair for the Kitsap County Southworth Ferry Advisory Committee
3 4	 There is a problem with intense traffic for those who blatantly disregard the traffic laws on Southworth and connecting roads.
5 6 7	 Asking for support from Kitsap County to work with Washington State Department of Transportation (WSDOT) looking for long range thinking – including non-vehicle mobile solutions.
8 9 10 11 12	 This is a community, rocked by intense amounts of those who blatantly disregard traffic laws. My daughter's bus was hit on the road. We live on Sedgwick between Wilson creek and Terminal. WSDOT has agreed to remove the bus stop, but it is low hanging fruit, not a solution for the Southworth area that continues all the way through.
13 14 15	 Hoping for more flexibility from jurisdictional leaders & govt as we move through. We are going to grow. I am a displaced Seattleite, and this is my dream home and my community.
16	 Will also be meeting with Commissioner Ed Wolf.
17	7:20:58
18	 SPEAKER: Kevin Tisdel, Chico resident, works for Seattle City light.
19 20 21	 Concerned that quality of life will be dramatically impacted and reduced by this density change. I grew up here, 4th generation. Traffic alone is ruining the county. Any tiny hiccup affects the county all over
22 23	 The other issue is the speed we want to develop in – Kingston is supposed to be 15 years? Maybe should be 30 years.
24 25	 Traffic modeling hasn't been presented ahead of this proposal, but I am assuming developers will bring that.
26	This will dampen the quality of life dramatically.
27	 Will submit written testimony as well.
28	7:23:30
29	SPEAKER: Cynthia McCurdy, Kingston
30	 Have 2 specific issues to address. Several condo projects in downtown
31 32	Kingston have been delayed bey several years. I have been waiting, along with 3 other friends who also want to move there.
33	 There are a few restrictions, one is mixed use forced with commercial on 1st
34	floor and the height restrictions.
35 36	 Belmont is the building I want to live in; they want an exception for a 45- foot height limit instead of 35-feet.
37 38 39 40	 These are empty lots, there has been years of talk about the development. There are professionals, University professors, professional sports team owners, and others that want to move here. The fast ferry has brought tons of interest – they love downtown Kingston, but it's behind.
41 42	 If you want forced retail on main street, okay, but I don't think you can force boutique retail on the bottom level. It won't be profitable.

	the state of the s
1	 These developers are local too, they helped build develop village green, the new ferry. They care about the community.
2	new terry. They care about the community.
3	 We would really like to move in.
4	 Chair Allen continues the public hearing to the next regular meeting.
5	7:28:00
6	H. Administrative Update:
7	None.
8	
9	I. For the Good of the Order
10	• None
11	
12	Time of Adjournment: 7:28:16 pm
13	- 15A
14	Minutes approved this 2 1 st day of
15	
16	
17	Kim Allen, Planning Commission Chair
18	
19	Marketta
20	Amanda Walston, Planning Commission Clerk