

Kitsap County Planning Commission Minutes – January 7, 2020

KITSAP COUNTY PLANNING COMMISSION

Administration Building – Commissioner’s Chambers

January 7, 2020 @ 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, time-stamps are provided below).

Members present: Kim Allen (Chair), Aaron Murphy (Vice Chair), Amy Maule, Richard Shattuck, Jim Svensson, Joe Phillips, Mike Eliason, Ed Galliway

Members absent:

Staff 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.

B. 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.

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1 County, and one of the few around the country. We treat animals from
2 many areas and counties. This expansion would allow amazing work, with
3 animals, and threatened species. We recently rescued a northern spotted
4 owl and released it to the wild. We travel all over Washington and Oregon
5 to present education to children and the public, reaching well over 10,000
6 individuals. That opportunity to see a wild raptor, up close doesn't exist in
7 many places.

8 5:52:15

- 9
- 10 • **SPEAKER: Linda Berry-Maraist, Project Manager for OPG**
 - 11 • Ms. Berry-Maraist has comments regarding proposed Port Gamble legislative
12 amendments.
 - 13 • Hired on 12 years ago to manage the Port Gamble clean-up, which is a very
14 big, complex, expensive project for the County, that has been paid for
15 completely by private dollars. It is important here to find the future for Port
16 Gamble, it is a really unique place.
 - 17 • Background in architecture, and Port Gamble is and has been a business
18 loss. In order to save it, a code update is needed. Give up the manufacturing
19 zoning along the waterfront, and you also pick up the outdoor and
20 recreation, additional benefits.
 - 21 • 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 **F. Work Study: Port Gamble Legislative Amendments, Eric Baker, Board of County**
25 **Commissioners (BoCC) Policy Manager**

- 26 • Mr. Baker provides a brief summary of the process to date, including previous
27 meetings and referencing materials provided as well as an outline for review tonight.
- 28 • Mr. Baker notes the goal, with input from property owners and the Port Gamble
29 S'Klallam tribe, is to maintain historic preservation and marry it with 21st century
30 environment.
- 31 • Mr. Baker references on the map the location of the town site and adjacent rural area,
32 noting this code only applies to Port Gamble, and the immediate rural area; includes
33 revisions to development standards, allowed uses and permit processes; there are no
34 zone changes.
- 35 • Mr. Baker reviews the history of the project including its origin as a Native American
36 settlement and time as town centered around Pope & Talbot Mill from 1853 – 1995;
37 established as a Limited Area of More Intensive Rural Development (LAMIRD) in 2000,
38 with intent to revisit but aside from minor code changes in 2007-2008, no revisit
39 happened. Also designated a Rural Historic Town in 2000, which differs by looking
40 back to the 20s and 30s during robust historical times, not just the 90s as with
41 Manchester, etc. when establish uses.
- 42 • Mr. Baker references the map, showing the waterfront/industrial, commercial and
43 residential zones that make up the town itself and provide services; also shows
44 historic pictures.

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- Mr. Baker reviews proposed changes, noting this is the first real review and revision of code in the past 20 years for Port Gamble.
 - Density is still capped at a total of 295 dwelling units (295), which will not change.
 - **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, the 295 was determined based on sewer infrastructure.
 - 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.
 - Mr. Baker notes while materials are lengthy, changes are not too many, but wanted to provide PC with the entire code. Key is how to apply changes only to the town and not adjacent rural areas. There is flexibility through the Town Master Plan, for items not allowed in other parts of the county. Any references to a Master Plan in other County locations do not apply here.

15 **6:05:45**

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- As expressed earlier by many from Westsound Wildlife, there isn't really a place for them in the standard Kitsap County Code (KCC), but proposed definitions and allowances for wildlife shelters include an urban front for office and education, with space beyond for animal care and rehabilitation. An important distinction is that the trip generation that other uses might have is not present.
 - Mr. Baker notes Town Development Objectives, the core concepts the town should be based on, are historic preservation and environment; there will either be an architect consultant or design expert OR an architectural committee. The County has struggled in the past keeping committees fully active, which could result in delays. This option allows for a consultant to work on the project, if needed, and avoid such delays.
 - **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, the County would select the individual to be sure they meet needs and qualifications, but the cost of the consultant would rest on the applicant.
 - **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, stakeholders involved in this project include Port Gamble S'Klallam, Kitsap Economic Development Alliance.
 - **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, if a fast food chain like McDonald's is permitted, it would be scaled to fit the character of Port Gamble, similar to Leavenworth; also, no drive-through or drive-in would be allowed.

35 **6:11:55**

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- Minimizing visible parking is another major consideration. Historically, the volume of cars was far less than today so the proposal allows the roadways to be developed at historic standards, and private roads will be allowed for more compact design. Parking and roadway plans would be developed with the Town Master Plan, so it would be clear up front.
 - **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.

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1 They have been very involved as stakeholders and leading the clean-up, but this code
2 update is a good thing for a national historical town and rural related uses.

3 **6:15:00**

- 4 • **QUESTION/ANSWER:** Chair Allen asks, and Mr., Baker confirms, the definition of
5 wildlife shelter is not specific to Port Gamble and would be housed in larger KCC.
- 6 • **QUESTION/ANSWER:** Chair Allen asks, and MR, Baker confirms, residential uses would
7 be allowed in the waterfront zone, only allowed in the Town Master Plan.
- 8 • Mr. Baker reviews proposed changes regarding signage and noise levels, noting
9 landmark signage with he property name and year built out front will be allowed
10 through the Master Plan; also acknowledging that nighttime activity in the commercial
11 area would not require shutdown at 10pm, but in other areas outside the town the 10
12 pm would apply.

13 **6:20:15**

- 14 • **QUESTION:** Mr. Eliason asks how the noise restriction differences will be
15 communicated. Chair Allen asks Mr. Baker to provide, at the next meeting,
16 comparable county areas with decibel differences and noticing as such.

17 **6:22:15**

- 18 • Mr. Baker references on the map the different wetlands, streams and other critical
19 areas and restrictions, as well as rural and cultural resources and exceptions; options
20 to leave them alone or mitigate disturbances. Showing reserve tracts, that the
21 developer can move if they opt to leave the cultural resources undisturbed. If they
22 decide not to use those tracts they revert to rural residential only with associated
23 zoning and uses.
- 24 • **QUESTION:** Ed Galliway asks what would happen if a cultural resource was
25 later found on one of the designated reserve tracts?
 - 26 • **ANSWER:** Mr. Baker notes it would need to be catalogued, but a
27 substantial amount of research went into identifying locations for
28 these reserve tracts that would be useable.
- 29 • **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, the whole town is
30 about 20 – 30 dwelling units shy of the 295 dwelling unit cap.

31 **6:27:45**

- 32 • Mr. Baker reviews rural residential uses highlight a few including allowed Brewpubs
33 and Conference Centers, which is addressed in footnotes that will attach them to the
34 Master Plan.

35 **6:31:40**

- 36 • **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, within the LAMIRD,
37 Accessory Living Quarters (ALQ) are allowed, while Accessory Dwelling Units (ADU) are
38 not; the difference being that ALQs are attached to the structure, ADUs are not.
- 39 • **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, notification of the
40 Tribes was included at their request for Types 1, 2, and 3.
- 41 • **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, an ADU would not be
42 considered a dwelling unit that goes into the 295 cap, but it would factor into sewage
43 treatment capacity calculations and would require a Conditional Use Permit (CUP).

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- 1 • **QUESTION/ANSWER:** Mr. Murphy asks, and Mr. Baker provides an explanation of the
2 difference between manufacture and fabrication light, noting it limits the use to
3 manufacture of agricultural products, for example if someone raiser sheep and
4 wanted to create blankets from the wool, that would be a manufacturing, not
5 agricultural. In an intended agricultural area, we want more robust opportunities for
6 animal manufacturers, pubs, wineries.

7 **6:35:25**

- 8 • **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, Daycare is prohibited
9 in the waterfront area, but allowed in the Commercial area; noting this was what the
10 various entities and stakeholders agreed to after discussion.
- 11 • Chair Allen understands the Daycare Center but believes Family Daycare
12 would be good for consideration.

13 **6:37:45**

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- 15 • Mr. Baker continues to review density flexibility through the Master Plan, such as
16 shifting 25 units around, as long as historic character is maintained.
- 17 • **QUESTION/ANSWER:** Chair Allen asks, and Mr. Baker confirms, height caps are 30 feet
18 for Residential and 35 feet for both Commercial and Waterfront zones.
- 19 • Mr. Baker reviews Agricultural Code, including equestrian events & arena facilities and
20 wine tasting rooms.
- 21 • Mr. Baker reviews the process to date including work with the property owner, tribes
22 and now review with the PC. 2 other concurrent processes are taking place that will
23 not be heard by the PC, which is the master plan Performance Based Development
24 and the Development Agreement to address vesting, plats, etc. looking at a 15-year
25 horizon to build up the town site. These will be recommendations from the Hearing
26 Examiner, and the BoCC will have ultimate ruling.
- 27 • **QUESTION:** Mr. Eliason asks about fire safety concerns within the LAMIRD, noting
28 distance between manned fire stations and if buildings are wall to wall, it could spread
29 or double quickly.
- 30 • **ANSWER:** Mr. Baker notes any development would have to meet fire code;
31 adjoining units, might require sprinkler systems. A large number are historic
32 homes, and retrofits would be difficult. Restoration would defer to code at
33 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 **6:47:18**

- 37 **G. Public Hearing: 2019 Comprehensive Plan Amendment Update: Peter Best, DCD PEP Planner**
- 38 • Mr. Best provides a brief overview of the process for providing testimony.
- 39 • Chair Allen clarifies that by 1/21/20 any written public comment will also be provided
40 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 • **QUESTION:** Mr. Eliason asks about the range for Urban Growth Areas (UGA) which
43 used to be 78%, but now mentioned as 80%.

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- **SPEAKER: Dan O’Shaughnessy, Resident & Chair for the Kitsap County Southworth Ferry Advisory Committee**
 - There is a problem with intense traffic for those who blatantly disregard the traffic laws on Southworth and connecting roads.
 - 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.
 - 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.
 - 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.
 - Will also be meeting with Commissioner Ed Wolf.

7:20:58

- **SPEAKER: Kevin Tisdell, Chico resident, works for Seattle City light.**
 - 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
 - The other issue is the speed we want to develop in – Kingston is supposed to be 15 years? Maybe should be 30 years.
 - Traffic modeling hasn’t been presented ahead of this proposal, but I am assuming developers will bring that.
 - This will dampen the quality of life dramatically.
 - Will submit written testimony as well.

7:23:30

- **SPEAKER: Cynthia McCurdy, Kingston**
 - Have 2 specific issues to address. Several condo projects in downtown Kingston have been delayed bey several years. I have been waiting, along with 3 other friends who also want to move there.
 - There are a few restrictions, one is mixed use forced with commercial on 1st floor and the height restrictions.
 - Belmont is the building I want to live in; they want an exception for a 45-foot height limit instead of 35-feet.
 - 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.
 - 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.

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- These developers are local too, they helped build develop village green, the new ferry. They care about the community.
- We would really like to move in.
- Chair Allen continues the public hearing to the next regular meeting.

7:28:00

H. Administrative Update:

- None.

I. For the Good of the Order

- None

Time of Adjournment: 7:28:16 pm

Minutes approved this 21st day of January 2020.



Kim Allen, Planning Commission Chair



Amanda Walston, Planning Commission Clerk

