

Kitsap County Planning Commission Minutes – May 1st, 2018

KITSAP COUNTY PLANNING COMMISSION

Administration Building – Commissioner’s Chambers

May 1st 2018 @ 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: Gina Buskirk (Chair), Aaron Murphy, Tom Nevins, Richard Shattuck, Spencer Stegmann, and Jim Svensson

Members absent: Joe Phillips, Karanne Gonzalez-Harless (Vice Chair)

Staff present: Peter Best, Jim Bolger, Dave Ward, Amanda Walston

5:31:29

A. Call meeting to Order, Introductions

B. Adoption of Agenda

- **Motion:** Jim Svensson moves to adopt Agenda as presented.
- **Second:** Aaron Murphy seconds.
- **Vote:** 6 in favor; 0 opposed – motion carries.

C. Approval of Minutes

- **Continued to next regular meeting**

5:34:40

D. Briefing/Work Study: 2018 Comprehensive Plan Amendments Update on Final Docket – Peter Best, Planning & Environmental Programs Planner

- Peter Best briefly reviews the Comp Plan Process Overview, Timeline, Scoping Process and Process
- 2018 County Sponsored Amendments include clarifying edits to:
 - Non-Motorized Facilities Plan – Minor updates and admin corrections, Kingston Community Trails
 - Kingston Urban Village Center (UVC) Review
 - George’s Corner LAMIRD (Limited Area of More Intensive Rural Development) – Minor boundary adjustment
 - Public Facility Designations/Park Classifications (Property acquisitions/disposition
 - Parks, Rec and Open Space Plan (required as 6-year update)

Kitsap County Planning Commission Minutes – May 1st, 2018

- 1 • Affordable Housing Policy Review
- 2 • Kingston UVC
- 3 • Aaron Murphy asks and Mr. Best confirms the intent of the density change
- 4 is to house 80% of population on 25% of the land.
- 5 • Proposed changes will align with zoning code. Additional policy changes
- 6 may be coming in June, with implementation possibly following this update.
- 7 • George’s Corner LAMIRD
- 8 • When the boundary was adopted, this parcel bordering the Southeast
- 9 corner was platted and lot lines were drawn within accordance of wetland
- 10 buffers, so they did not align with the LAMIRD boundary
- 11 • Two non-conforming lot sizes had portions in and out of LAMIRD
- 12 boundaries and multiple zone overlays
- 13 • Proposal removes the portion and rezones to rural residential; adjusts the
- 14 boundary around the hourglass parcel; remove three zones making an acre-
- 15 for-acre exchange to establish boundary, align zoning within the LAMIRD
- 16 • Clearly stated concern from Port Gamble and S’Klallam tribes whether
- 17 this is a map correction or boundary adjustment
- 18 • Aaron Murphy asks for more detail regarding the concerns of encumbered
- 19 ownership and reduction of liability for land owners that were raised when
- 20 this boundary adjustment came through last year.
- 21 • Mr. Best states Bill Broughton owns the parcel and Gary Lindsey designed
- 22 the short plat that was recommended for approval, but ultimately denied
- 23 due to its encumbrments, specifically wetland designation. Proposal will
- 24 withdraw the parcel from the LAMIRD in exchange for alternate acreage.
- 25 • Site Specific Amendment applications (Refer to presentation slide)
- 26 • Rural Areas – Mineral Overlay (MRO) or Forest Resource Land (FRL) or
- 27 Urban Growth Area (UGA) re-designation needed for infill and
- 28 development, with Transfer of Development Rights (TDR) required for UGA
- 29 • 18-00369 Richardson
- 30 • 18-00495 ACE Paving Co. Port Orchard Sand & Gravel Co.
- 31 • Large parcel in Silverdale, applicants plan to withdraw and come back
- 32 in 2019 for consideration of a more complete proposal
- 33 • 18-00431 Ueland Tree Farm LLC
- 34 • Conditional Use Permit has been approved by the County with a
- 35 condition of getting the MRO designation.
- 36 • 18-00490 Culbertson
- 37 • Current mine/quarry in Gorst has been exhausted; to continue or
- 38 progress operations, request for continuation not an expansion

Kitsap County Planning Commission Minutes – May 1st, 2018

- 1 • 18-00528 Hanley Property LLC
- 2 • Request to change to commercial designation, but a recommendation
- 3 for denial is likely due to industrial designation.
- 4 • Aaron Murphy asks about financial impact of operating out of
- 5 compliance.
- 6 • Mr. Best notes an active code compliance investigation on the
- 7 property has prompted whether use was ever legally established.
- 8 • Code compliance issue must be distinguished from this
- 9 proposal, which is a legislative decision, and must be
- 10 reviewed by code.
- 11 • If use is determined to be legal and allowed, that will affect
- 12 how this application proceeds as it would create the
- 13 possibility and allowance in code for the requested changes.
- 14 • Richard Shattuck notes a conflict of interest to 18-00495 ACE Paving Co. Port Orchard
- 15 Sand & Gravel Co. and Chair Buskirk calls for discussion on conflict of interest
- 16 • Planning Commission concludes this isn't an issue now, for this work study.
- 17 Richard Shattuck agrees that if needed, he will recuse
- 18 • Mr. Best asks for comments regarding the proposed outline and schedule.
- 19 • Aaron Murphy asks if schedule addresses Kitsap Builders Association requests for
- 20 additional review time on proposed changes.
- 21 • Mr. Best notes DCD's standard guideline allows a 60-day comment period;
- 22 the public hearing is scheduled at the end of the 60-day period, with
- 23 another comment period and public hearing to follow when brought before
- 24 the BoCC.
- 25 • Tom Nevins notes that while the Growth Management Hearings Board (GMHB)
- 26 accepted the George's Corner decision, many parties have been vocally opposed from
- 27 the start, any new changes will likely bring those forward again in force.
- 28 • Mr. Best has reviewed the extensive history, and has been mindful in review
- 29 and structure of the proposal to ensure it remains an adjustment and not an
- 30 expansion. A list of previous interested parties for past changes has been
- 31 utilized as an outreach resource.
- 32 • Outreach documentation and the process included in the packet, have been designed
- 33 to allow people to come into the process at any point, even a late stage, and still be
- 34 able to easily catch up and follow actions already taken and to be part of it.
- 35 • A long list of Interested Parties has been created and many individuals
- 36 have signed up for notifications
- 37 • In anticipation of the large amount of material going between the Planning
- 38 Commission and staff, a 3-ring binder will be provided with all materials at once, and
- 39 then updates as we progress through the timeline.
- 40

Kitsap County Planning Commission Minutes – May 1st, 2018

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

06:05:05

E. Administrative Update: Jim Bolger, DCD Assistant Director

- Jim Bolger provides an informational update.
- Joint BoCC & PC meeting May 7th in Port Blakely Room, PC designated from 11 – 11:30
- Mr. Bolger asks if the PC has any items or topics of interest for discussion
 - Progress, transition and outcomes for Online Permitting & Submittals
- Beyond joint meeting, any other requests or topics for training, briefing, enrichment?
 - GMA and Buildable Lands after changes, scheduled to come in 2020
 - Any updated information on the Hirst legislation, or moratorium?
 - No moratorium in place; DCD is issuing permits in accordance with new legislative process. Some planning process was mandated as part of legislation as well, but no specific directives yet provided.
 - Dept of Ecology was to hire 17 new staff to handle new legislation, but delayed Budget signature will definitely affect the timeline
 - Pierce, Snohomish, Kitsap waiting to see how Eastern Counties act.


6:13:25

F. For the Good of the Order:

- Tom Nevins asks for and Dave Ward provides an Ad Hoc Advisory Code Group update.
- Initial meetings held to set expectations, introductions, gain background/perspective.
- Most recent meeting spent mostly brainstorming for unfiltered ideas; lots of high-level discussion related to urban pacific planning
- Staff reviewing, compiling, and condensing those ideas into what can be used and what should be set for future consideration
- Hope to apply first application of criteria to first batch of 250 proposed code updates. List itself also changes as the online portal that allows anyone to make suggestions – which is the purpose of creating an open, transparent process.
- Planning Commission would like to see meeting notes, as well as a educational briefing further into the process.

Time of Adjournment: 6:18:55

Minutes approved this 3 day of July 2018.



Gina Buskirk, Planning Commission Chair



Amanda Walston, Planning Commission Clerk