1		KITSAP COUNTY PLANNING COMMISSION
2		Zoom Webinar
3	Dia	l In: 253-215-8782 Webinar ID: 867 1827 8811 Passcode: 032842
4		September 5, 2023 @ 5:30 pm
5 6 7 8 9	motions meeting County'	ninutes are intended to provide a summary of meeting decisions and, except for smade, should not be relied upon for specific statements from individuals at the g. If the reader would like to hear specific discussion, they should visit Kitsap is Website at http://www.kitsapgov.com/dcd/pc/default.htm and listen to the le (to assist in locating information, timestamps are provided below)
l1 l2		<u>c Commission (PC) Members present</u> : Joe Phillips (Chair), Aaron Murphy, Alan Beam, Shattuck, Jonathan Tudan, Kari Kaltenborn-Corey, Joey Soller,
L3	<u>Planning</u>	Commission Members absent: Stacey Smith, Steven Boe
L4 L5		nent of Community Development (DCD) Staff present: Colin Poff, Scott Diener, Caitlir r, Amanda Walston (Clerk)
L6		
L7		5:30 pm
L8	A. I	ntroductions
L9	В. \	/irtual Meeting Protocol
20	C.	Adoption of Agenda
21		 MOTION: Alan Beam moves to approve agenda as presented by staff
22		• SECOND
23		 VOTE: Unanimous in Favor – Motion Carries
24	D. <i>A</i>	Adoption of Minutes
25		 Minutes of 07/18/2023 postponed to next regular meeting.
26		 VOTE: Unanimous in Favor – Motion Carries
27	E. (General Public Comment
28		Chair Phillips opens the floor to speakers wishing to provide testimony.
29 30		 SPEAKER: William Palmer, Land Use/Planning Consultant, Representative for Kitsap Alliance of Property Owners (KAPO)
31		 Comments regarding public speaking time limit.
32 33		• SPEAKER: Richard A. Brown , Realtor, and land developer in Kitsap County & Shelton for 54 years

1		 Comments regarding public speaking time limit.
2		 Chair Phillips calls again for speakers; as there are no other speakers; closes the floor to general speakers.
4		5:37 pm
5 6	F.	Work Study: Briefing: 2024 Critical Areas Ordinance Update – Colin Poff, Department of Community Development (DCD) Planner (approx. 60 min)
7		PROJECT WEBSITE: https://www.kitsapgov.com/dcd/Pages/Critical-Areas-Ordinance-Update-2024.aspx
8 9 10 11		 Mr. Poff provides a brief introduction to the project including timeline, referencing materials provided; notes this is a required, 10-year periodic update and this meeting focuses on information from the Gap Analysis Summary and Best Available Science (BAS) documentation.
12		 Mr. Poff notes there are 5 work groups, one for each area/type of Critical Area.
13 14		 DISCUSSION: Aaron Murphy asks who the work groups are made up of, how the public was involved in the selection process.
15 16 17 18		 Mr. Poff notes work groups consist of standing members, such as Tribes, Kitsap Builders Association (KBA), KAPO, community groups and other stakeholders; and technical experts such as individuals with specialized training and experience, experts in the related field.
19 20 21		 Joey Soller notes difference in number invited vs. actual attending; also notes 6 of 7 tribes did not attend and that dates of meetings listed conflicted with tribal canoe journeys.
22 23 24 25 26 27		 Mr. Murphy asks whether KBA & KAPO attend the meetings they were invited to; Mr. Poff will check; believes they attended some not all; notes there will be additional opportunities and emphasis on getting technical experts to these first meetings related to area of expertise; Mr. Murphy cautions language should not reflect one as more important than others.
28 29 30 31 32		 Mr. Poff notes 3 levels of changes included are: Required Changes based on state law & guidelines; Recommended Changes, based on BAS; Discretionary Changes, based on need for improvement or clarity in code; asks for PC suggestions, comments, and notes on any section; additional data, maps and other visuals are in progress.
33 34		 Mr. Poff reviews Wetlands section, issues including buffer reduction options and fully vegetating buffers.
35		5:58 pm
36 37		 DISCUSSION: Mr. Murphy asks if buffer averaging will still be allowed and whether it is considered a required change.

1 2 3		 Mr. Poff notes while administrative buffer reductions is the focus, discussion on averaging is important; notes it could be considered if BAS supports it.
4 5		 Mr. Poff reviews Fish and Wildlife Habitat Conservation Areas (FWHCA) section, issues including Riparian Management Zones.
6 7 8 9		 DISCUSSION: Richard Shattuck asks, and Mr. Poff confirms these limits will affect more than tree heights, but all dominant species within 100 feet, that all buffers for non-fish bearing streams would change to 150 feet; new addition or extension to existing structures require a variance.
LO L1		 Mr. Murphy notes concern regarding property owner's rights to accommodate modifications to care for family members.
12 13		 Ms. Soller has questions regarding training and use of Department of Fish and Wildlife (WDFW) guidelines and mapping/calculation tool
L4 L5		 Mr. Beam asks if mapping can be done to show riparian zones and impact across the County.
L6 L7		 Mr. Poff reviews Geologically Hazardous Areas section; Frequently Flooded Areas (FFAs) section; Critical Aquifer Recharge Area section.
18 19 20		 DISCUSSION: Mr. Shattuck asks about requirements to have a seawater intrusion study before drilling a single family well on all properties within half mile of the shoreline.
21 22		 Chair Phillips notes concerns due to property contours and elevations that height should also be considered, not only linear circumference.
23 24 25		 Jonathan Tudan notes how to handle Federal Emergency Management Act (FEMA) mapping changes should be addressed, as they can happen every 10 years.
26 27 28		 Mr. Murphy notes these items can lead to removal of freedom of property owners; creating an expense to alter that could be exorbitant and discourage sales; public comments need to be heard.
29 30 31		 Ms. Soller notes there are Conditional Use Permit processes taking up to a year and costs up to \$100K; adding the additional requirements will add to cost and make it hard for those who can't afford it.
32 33		 Mr. Poff reviews next steps; thanks for suggestions and feedback; will come back more regularly once they have more to share
34		6:28 pm
35 36	G.	Work Study: Briefing: 2024 Comprehensive Plan Update, Eric Baker, Deputy Kitsap County Administrator (approx. 30 min)
37		PROJECT WEBSITE: https://www.kitsapgov.com/dcd/Pages/ComprehensivePlanUpdate 2024.aspx

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- Mr. Baker provides a brief introduction to the project including timeline, references materials provided tonight, change in timeline, previously late October, now late December; notes main reason he is presenting tonight is based on PC request for update, will focus on PC questions.
- DISCUSSION: Ms. Soller asks, and Mr. Baker confirms, new schedule still allows ample public comment period; notes recent and upcoming public houses, and timeline allows about 4 months of public discussion before Board of County Commissioners select a Preliminary Alternative (Alt), which is the next major step before additional maps, Environmental Impacts, other documents prepared.
 - Mr. Baker notes each of the three alternatives, meet include certain features that meet target criteria and requirements, but each is also missing features; BoCC will have to decide how to best address these, and what the alternatives will be and how to acknowledge these and put forth the planning they intend to put in place.
 - Mr. Beam asks how wildlife corridors impact Buildable Lands Study.
 - Mr. Baker notes CAO update will have an impact and does play a large part in the conflict for Kitsap and all jurisdictions, of how to meet the housing and population goals and targets of the Comp Plan while still including required updates and environmental protections, as well as capital facilities, transportation and many other factors. It is not an either-or situation, Vision 2050, the Growth Management Act (GMA) and new legislation must all inform our process; mandate says we must consider all these things, but leaves it to the jurisdiction to balance, the key is that we must plan for it, but we cannot focus on one to the exclusion of the other

6:44 pm

- At Mr. Murphy's request, Mr. Baker reviews information, referencing maps and other materials, which are available on the website, about the Rayonier proposal including a rural rezone request with multiple development features including clustered development and that could allow for potential community improvements. None of these project features are approved or in process, but the rezone request has been put forth by the property group as the first step.
- Mr. Murphy asks for clarification on this Comp Plan process for rezone requests; Mr. Baker confirms that instead of processing individual, site-specific requests, the requests are rolled up into the overall Comp Plan update process.
- Mr. Baker notes that all the rural reclassification requests are only included in Alt 3; the submission of the reclass requests does not mean a staff report on each specific request will be included, but it will ride forward with that Alt, if selected.

1	 Mr. Bkare notes changes to Silverdale map for Alt 3; references additional rural
2	requests, proposed land use, looking at connectivity, concern regarding Barker
3	Creek, traffic and roadways, environmental impacts to wetlands, buffers,
4	wildlife and forested areas; the Environmental Impact Statement (EIS) &
5	Capital Facility plan will provide more information and data once drafted,
6	following the selection of the Prelim Alt.
7	7:04pm
8	 Chair Phillips asks about effect of staff and consultant turnover; Mr. Baker
9	notes while some DCD Long Range staff are new to Kitsap, have other planning
LO	experience and not concerned; consultant turnover was unexpected, but the
L1	light padding built into initial project timeline allows for recovery.
L2	 Mr. Baker notes it is unusual to have CAO and Comp Plan required due in same
L3	year; both are topics of high and passionate interest from both sides, and this
L4	is not going to be a piecemeal process or package.
L5	 Mr. Beam suggests not including both topics at the same meeting, focus on
L6	detailed information.
17 18 19 20	 Mr. Baker asks for input from the PC regarding what focused information they want to hear about; currently staff does not have set or firm details, it is about coming up with what could or night happen, and how those will play into the different Alts.
21	• Chair Phillips encourages PC ideas, questions sent to Clerk, to pass on to staff.
22	H. General Public Comment
23	Chair Phillips opens the floor to speakers wishing to provide testimony.
24	• SPEAKER: Marla Powers – Staff member, Port Gamble S'Klallam Tribe
25	 Comments regarding representation of Tribes in past and future work
26	group meetings.
27	 Comments regarding CAO elements and BAS, multiple impacts on
28	environmental, housing, property and more.
29	SPEAKER: Elizabeth Nichols, North Kitsap resident
30	 Comments regarding technical expert presentations to the PC,
31	discussion on environmental safety and protections, impacts.
32	 Comments regarding recording of work group meetings for future
33	review by public or others.
34	 Comments regarding statistics on administrative approvals not
35	processed through Hearing Examiner.

1	 SPEAKER: William Palmer, Land Use/Planning Consultant, Representative for
2	Kitsap Alliance of Property Owners (KAPO)
3	 Comments regarding permit processing time frames and information
4	request process, CAO impacts on cost and time.
5	 Comments regarding cost of implementing County Ordinances.
6	 Comments regarding recommendations by reviewers not required by
7	state law.
8	 Comments regarding riparian zones, property owner loss; water
9	impacts to County roads.
10	SPEAKER: Michael Gustavson, Southworth resident for 50 years, landlord
11	 Comments regarding government definition of problems, resolutions
12	effects of change in requirements and process on housing, utilities
13	prices as opposed to other commodities.
14	 Comments regarding experience as a landlord, working with
15	government subsidy programs.
16	 Comment regarding County definitions of streams; salmon recovery
17	from road runoff.
18	 Comments regarding previous experience as PC member on CAO,
19	GMA goals, affordable housing.
20	 SPEAKER: Richard A. Brown, Realtor and land developer in Kitsap County &
21	Shelton for 54 years
22	 Comments regarding PC representation of County citizens; change in
23	costs of housing, regulations, subsidy programs.
24	 Comments regarding previous and proposed setbacks for streams
25	related to fish; impacts of environmental protections and single-
26	family housing.
27	7:45 pm
28	SPEAKER: Elizabeth Nichols, North Kitsap resident
29	 Comments regarding balancing needs for housing with needs to
30	protect the environment.
31	 Comments regarding awareness, science, climate change impacts on
32	biodiversity, tree cover, wildlife; learning to live sustainably; facts
33	cannot be separated.
34	SPEAKER: Mimi Gustavson, Southworth

Kitsap County Planning Commission Minutes – September 5, 2023

1 2	 Comments regarding environmental impact of homelessness, tents, and encampments.
3 4	 Chair Phillips calls again for speakers; as there are no other speakers; closes the floor to general speakers.
5	7:48 pm
6	I. For the Good of the Order/Commissioner Comments
7 8 9	 Mr. Murphy thanks speakers for their comments, noting critical need to hear from both sides; appreciates the experience and participation in start of some very tough conversations.
10	 Meeting adjourned by unanimous consent.
11 12	Time of Adjournment: 7:50 pm Minutes approved this
13 14	Joe Freigh
15	Joe Phillips, Planning Commission Chair
16	Muse
17 18	Amanda Walston, Planning Commission Clerk