

Kitsap County Planning Commission Minutes – September 18<sup>th</sup>, 2018

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**KITSAP COUNTY PLANNING COMMISSION**  
**Administration Building – Commissioner’s Chambers**  
**September 18<sup>th</sup>, 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).

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Members present: Gina Buskirk (Chair), Karanne Gonzalez-Harless (Vice Chair), Kim Allen, Tom Nevins, Joe Phillips, Richard Shattuck, Jim Svensson, Aaron Murphy

Members absent:

Staff present: Jim Bolger, Peter Best, Darren Gurnee, Dave Ward, Liz Williams, Amanda Walston (Clerk)

5:30:05

- A. Call Meeting to Order, Introductions
- B. Adoption of Agenda
  - Motion: Joe Phillips moves to adopt the agenda as presented.
  - Second: Karanne Gonzales-Harless seconds.
  - Vote: 8 in favor; 0 opposed; 0 abstentions – motion carries.
- C. Approval of Minutes
  - 7/31/18 meeting minutes
  - Motion: Kim Allen moves to adopt the minutes as presented.
    - Second: Joe Phillips seconds.
    - Vote: 8 in favor; 0 opposed; 0 abstentions – motion carries.
  - 08/21/18 meeting minutes
  - Motion: Karanne Gonzales-Harless moves to adopt the minutes as presented.
    - Second: Jim Svensson seconds.
    - Vote: 7 in favor; 0 opposed; 0 abstentions – motion carries.
  - 09/04/18 meeting minutes
  - Motion: Jim Svensson moves to adopt the minutes as presented.
    - Second: Aaron Murphy seconds.
    - Vote: 7 in favor; 0 opposed; 1 abstention – motion carries.

5:32:38

- D. Discussion – Requested Information and Documentation

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- 1 • Chair Buskirk confirms all Planning Commission members have received the requested  
2 documents and attachments.
- 3 • Jim Bolger, DCD Assistant Director, notes staff compiled and sent over 410 pages of  
4 numerous documents and records in response to the Planning Commission’s request,  
5 as well as a message regarding the Department’s feelings on how the Planning  
6 Commission should consider this information.
- 7 • The Department believes the Staff Report and information provided in the record is  
8 adequate to make a recommendation on the proposed George’s Corner amendment.
- 9 • The Department acknowledges the Planning Commission’s interest, and provided this  
10 information for optional, but not required, for review or consideration while in  
11 deliberations.
- 12 • The Department will perform a programmatic review of the 2018 Comprehensive Plan  
13 Amendment process and invites feedback from the Planning Commission.
- 14 • Chair Buskirk notes the review brought attention to current procedure and policy on  
15 how the County decides which amendments to sponsor; she believes this is a policy  
16 issue that should be deferred to later review and not included as part of current  
17 deliberation.
- 18 • Mr. Bolger asks, and the Planning Commission wishes to take part in an after-action  
19 exercise to review the 2018 update process.
- 20 **E. Deliberations: 2018 Comp plan amendment process**
- 21 • Chair Buskirk notes Staff’s request to consider a procedural motion that will, by  
22 unanimous approval, allow for adoption of the Findings of Fact at the same meeting  
23 during which deliberations and recommendation take place.
- 24 • Ms. Gonzales-Harless asks, and Peter Best, DCD Planner, confirms any  
25 Minority Report would be referenced in the Findings, and later attached,  
26 and due by September 26, 2018.
- 27 • Mr. Best clarifies the reason for requesting this expedited action is the  
28 pressing schedule for the Board of County Commissioners (BoCC). If Findings  
29 are not approved tonight, it would likely cause the BoCC Work Study,  
30 Hearing and following actions to be delayed or cancelled.
- 31 • Mr. Best clarifies that this motion is procedural only and includes no  
32 requirement that deliberations conclude, or recommendations be made at  
33 this meeting if the Planning Commission is not ready to do so.
- 34 • **Motion: Kim Allen moves to waive the procedural rule, for this meeting, requiring**  
35 **Deliberation and Findings be approved at separate, subsequent meetings.**
- 36 • **Second: Richard Shattuck seconds.**
- 37 • **Vote: 8 in favor; 0 opposed; 0 abstentions – motion carries.**
- 38 • Ms. Allen states that she was the Hearing Examiner who wrote the decision on the  
39 original Conditional Use Permit for Ueland Tree Farm. To avoid any appearance of  
40 conflict, she will recuse herself from deliberations and voting on this item.

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- 1 • Chair Buskirk restates that these are continued deliberations on four remaining items,  
2 and there is a current overall motion on the floor to adopt recommendation by Staff,  
3 as amended by the Planning Commission.
- 4 • Mr. Best notes a document has been provided with a listing of the current motion and  
5 amendments thus far, as well as standard language options for consideration.
- 6 **5:50:16**
- 7 • **GEORGE’S CORNER LAMIRD BOUNDARY ADJUSTMENT**
- 8 • Mr. Best provides a brief review and description of the amendment as referenced in  
9 materials provided.
- 10 • Mr. Murphy asks about the administrative process, owner notification of  
11 affected property and other differences for the parcel being moved from  
12 inside to outside the LAMIRD boundary.
- 13 • Chair Buskirk asks to view the map of the short plat again
- 14 • Mr. Best references a portion of the parcel, owned by Bill Broughton, that  
15 was part of a previously requested 2015 amendment to shift that portion to  
16 neighborhood commercial, which was denied. Staff’s recommendation, at  
17 the time, was to redesignate the entire property as rural protection. The  
18 entire area is encumbered by wetlands and currently undevelopable.
- 19 • Mr. Best acknowledges the understanding that some error occurred when  
20 calculating the property, however, specific technical requirements must be  
21 met to define as, or correct, a mapping error as such. Those requirements  
22 could not be met in this instance.
- 23 • Legislative action provides a method to change zoning, in this case, there is  
24 no denial of use, since the area is totally encumbered, and the portion most  
25 developable is identified.
- 26 • The Department has had contact with the land owner and expects to  
27 receive comment for possible consideration by the board.
- 28 • The land owner was not directly contacted by Staff, however, postcard  
29 notification was given, as part of the area-wide amendment process, and  
30 did include the land owner.
- 31 • Mr. Svensson asks for a comparison of the 2016 LAMIRD boundary that was denied to  
32 this proposed boundary.
- 33 • Mr. Best references attachment C2, and the map is shown in the Staff  
34 Report, noting differences between the two proposals.
- 35 • Ms. Gonzales-Harless recalls the original proposal to redesignate the whole area, and  
36 subsequently, a smaller area were both based on the land owner’s request.
- 37 • Mr. Best references application materials in which the details of the original  
38 request and the narrative submitted with the SEPA Checklist may have led  
39 to some confusion, as the Staff Report mentioned redesignation of the  
40 entire area of Lot D, while the original request was for a portion of that lot.











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**BREAK**

**7:22:35**

- Mr. Shattuck withdraws his motion and will propose later at the adoption of Findings.
  - Motion was not seconded.
- Ms. Allen asks if it is possible for the Planning Commission to approve the proposed code change, which would require a Conditional Use Permit for the Mineral Resource Overlay process; while not approving the actual site-specific application.
  - Discussion continues and Ms. Williams confirms that the Planning Commission could make a separate recommendation for each part of the Staff Recommendation, which includes approval of the site-specific application itself and the code revision to require a CUP for the MRO designation.

**7:30:25**

- **Motion: Kim Allen moves to consider each issue separately; one to consider adding a Conditional Use Permit requirement to the Mineral Resource Overlay; and as a separate consideration, approval of the site-specific application for the Culbertson property.**
  - Richard Shattuck seconds.
  - **VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.**

**7:31:45**

- **Chair Buskirk calls the first bifurcated section of the question: to concur with Staff's recommendation to approve the Culbertson site-specific application to add a Mineral Resource Overlay.**
  - **VOTE: 1 in favor; 7 opposed; motion does not carry.**
- **Chair Buskirk reads the remaining bifurcated section of the Motion: to concur with Staff's recommendation to adopt revisions to the Kitsap County Code to change categorical use 602, aggregate extraction site, from a permitted use to a conditional use in the Mineral Resource Overlay zone (see Attachment C3).**
  - Aaron Murphy moves to accept the Staff recommendation for approval of the above-stated code revision to change the use for permitted to conditional.
  - Kim Allen seconds.
  - **VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.**
- **POINT OF ORDER: Mr. Nevins notes a motion, from 09/04/18, to table deliberation on the Hanley site-specific application to the next meeting, is currently active.**
- **Motion: Kim Allen motions to remove the Hanley site-specific application from the table, returning it to the floor for action.**
  - Tom Nevins seconds.





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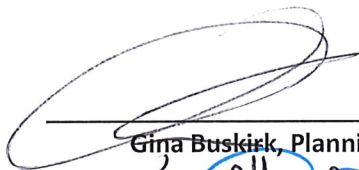
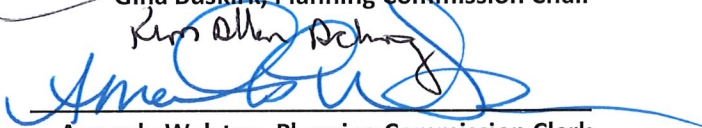
- For Hanley, Section 13, Finding #4 has been presented as revised, to defer consideration of the Hanley application to the next review cycle in 2019.
- **Motion: Jim Svensson moves to adopt the Findings of Fact as amended.**
  - Joe Phillips seconds.
  - **VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.**
- Chair Buskirk asks when a Minority Report must be filed.
  - Mr. Best requests a date of 09/25/18.

**G. GOOD OF THE ORDER**

- The 10/02/18 meeting may be cancelled, although it may be possible that Open Space Applications may be added. The Clerk will update.

**Time of Adjournment: 8:13:51**

Minutes approved this 20<sup>th</sup> day of November 2018.

  
\_\_\_\_\_  
Gina Buskirk, Planning Commission Chair  
  
\_\_\_\_\_  
Amanda Walston, Planning Commission Clerk

