

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

<https://us02web.zoom.us/j/85704714946>

Dial In: 253-215-8782

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February 21, 2023 @ 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, timestamps are provided below).

Planning Commission (PC) Members present: Joe Phillips (Chair), Alan Beam, Joey Soller, Kari Kaltenborn-Corey, Richard Shattuck, Jonathan Tudan, Steven Boe,

Planning Commission Members absent: Aaron Murphy, Stacey Smith

Department of Community Development (DCD) Staff present: Caitlin Schlatter, Brittany Colberg, Melissa Shumake, Amanda Walston (Clerk)

Other Kitsap County Staff present: Eric Baker

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Richard Shattuck moves to adopt the agenda as presented.
- **SECOND**
- **Amend: Propose to combine the general comment periods**
 - **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes

- Minutes of 2/7/23
- **MOTION:** Jonathan Tudan moves to adopt the minutes as presented.
- **SECOND**
 - **VOTE: Unanimous in Favor – Motion Carries**

5:36 pm

1 **E. General Public Comment**

- 2 • This item will be combined with item G, the second Public Comment period.

3 **5:41 pm**

4 **F. PUBLIC Hearing: 2024 Comprehensive Plan Update, Preliminary Alternatives**
5 **Development – Eric Baker, Kitsap County Deputy Administrator and Colin Poff,**
6 **Department of Community Development (DCD) Planning Supervisor**

- 7 • Mr. Baker provides a brief overview, referencing a visual presentation of the
8 project to date, noting the process must conclude before September 21, 2024;
9 meetings held with the public and stakeholders to discuss the Comprehensive
10 Plan (Comp Plan) and meaning for the community.

11 **6:02 pm**

- 12 • **QUESTION:** Chair Phillips asks why there will no Public Hearing before the
13 Planning Commission.
- 14 • **ANSWER:** Mr. Baker notes this phase of the project is only to select
15 the Preliminary Alternatives (Prelim Alts) to move forward for further
16 analysis and environmental impact studies, not for final selection.
- 17 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.

18 **6:04 pm**

19 **G. Public Hearing**

- 20 • **SPEAKER: Eric Ostrom** – Co-owner Dusk to Dawn Farm outside Poulsbo,
21 Unincorporated Kitsap County
- 22 • Farm sells sheep, wool, meat, vegetables, and fruits at Bremerton and
23 Poulsbo public markets and online at KitsapFresh.org
- 24 • Moved to Kitsap County in 2012, started a farm business; it has been
25 a struggle in that time, with the two biggest issues about land. First is
26 lack of affordable land, he was lucky enough to have family land to
27 start his farm; second is employees not being able to find places to
28 live due to lack of affordable housing.
- 29 • Lives near Poulsbo and supports Alternative (Alt) 2, for more
30 development in city limits; that would allow more affordable housing
31 for employees and customers.
- 32 • **SPEAKER (virtual): Randall King** – Executive Officer, Kitsap Builders’
33 Association (KBA)
- 34 • Agrees with Alt 2 and 3; to reach Vision 2050 we will have to be a little
35 aggressive to get to the housing count needed for the community; backs
36 program on both these alts; some simple things to look at include that garage

1 parking does not count toward park requirements, which adds burden to the
2 home buyer; changes like that would help make housing more affordable.

3 **6:06 pm**

- 4 • **SPEAKER: Jamie Anderluh** – Farmer in North Kitsap
 - 5 • Supports preservation of farmland and Alt 2.
- 6 • **SPEAKER (virtual): Don Fenton** – Island Lake resident
 - 7 • Opposed to section of Alt 3 allowing expansion of the Silverdale
 - 8 Urban Growth Area (UGA) into the Central Valley corridor. Those
 - 9 particular properties are listed as AppID 13 and 6 requests for rezone.
 - 10 • These properties are rural and should stay that way; both are within
 - 11 the Barker Creek Watershed which is already compromised by
 - 12 developments to the west of the creek near Ridgetop Boulevard;
 - 13 Properties east of the creek need to remain rural to protect the
 - 14 vitality and waterflow of Barker Creek;
 - 15 • These are also some of the largest undeveloped properties in Central
 - 16 Valley and they recharge Island Lake aquifer, supplying quite a bit of
 - 17 drinking water for Silverdale; these properties being adjacent to
 - 18 others already zoned urban to the north and northwest should not be
 - 19 a factor in the request because we need to preserve the rural
 - 20 character of Central Valley and not grow the Silverdale UGA for these
 - 21 properties.
- 22 • **SPEAKER: Dana Steege-Jackson** – Owner, Around the Table Farm, outside
23 Poulsbo
 - 24 • In the last 20 years, we have lost 61 percent of farmland in Kitsap
 - 25 County; currently in 13th season running farm on 5 acres of farmland;
 - 26 as mentioned by Eric and Jamie (previous speakers), it can be a
 - 27 pressing concern to have affordable housing as well as keeping
 - 28 farmland in farming.
 - 29 • The cost of farmland is prohibitive for many farmers; Kitsap does not
 - 30 have Agricultural zoning and we are the only county in state without
 - 31 it. To continue protecting the farmland we do have left, advocate for
 - 32 Alt 2.
 - 33 • Back of her farm adjoins the Poulsbo UGA, included in the rezone
 - 34 request in the Comp Plan and her farm is 3 properties outside the City
 - 35 of Poulsbo; in addition to the 5 acres of farmland owned, they also
 - 36 rent and farm on 5 acres of 1909 historic farmland located down the
 - 37 street which had requested to rezone to support more houses per
 - 38 acre and thankfully was turned down, but did raise awareness about
 - 39 losing farmland.

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- Bright spot is that there are more farmers in Kitsap County than 20 years ago, but most are farming on small pieces of land and thus do not qualify for farmland tax status which is available for farms of 20 acres or more; since almost all are under those 20 acres, we also do not qualify for federal dollars that support buying development rights from available properties.
- Asking to think about what ways we have left to protect farmland in Kitsap County; she currently trains new farmers through apprenticeship programs and also employs new farmers; have watched multiple people who worked and farmed with and for her leave Kitsap because they can't afford to buy farmland; sad to see so many people who want and are willing and able to farm here but have to leave because they can't afford to.

6:13 pm

- **SPEAKER (virtual): Betsey Whittick** – Bainbridge Vineyards and Laughing Crow Farm
 - Has had the great privilege to help mentor new farmers in her 34 years of farming, including some that have gone to farm on their own in North Kitsap; unfortunately as last speaker said, most of these young farmers are not able to stay in Kitsap due to lack of affordable land; through Comp Plan updates we have the opportunity to create a new vision and is really excited about some of what staff has shown tonight.
 - While current focus is on UGAs and working with the rural areas after, reminder that these two are linked and to please note good planning is not done in a piecemeal fashion but an intentional, holistic approach; several farmers tonight have encouraged adoption of Alt 2; this will allow the greatest number of tools to be used to help save working farms, forests, aquifer recharge areas, wildlife habitat, etc.
 - One of the most powerful tools is the Transfer of Development Rights (TDR) program, which has been used successfully throughout the country to help save open space and farmland; by looking across Puget Sound to King County, you will see how successful they have been they have been able to save so much farmland while densifying their urban core and areas and how Kitsap can also be successful.
 - In 2013, joined King, Snohomish and Pierce counties with a forward thinking regional TDR program, which helps with increased population growth, transportation needs, climate change, toxic pollution, increased stormwater and loss of farmland; unfortunately Kitsap is the only one of 4 that has yet to use the program; hoping it

1 will change in the future and that Comp Plan Updates will include a
2 lot of what is available in Alt 2; thinks we can have a better future in
3 Kitsap that will help deal with affordable housing and affordable land
4 and make it equitable for property owners.

5 **6:16 pm**

- 6 • **SPEAKER: Jason Rhoads** – Executive Director of Business & Operations, North
7 Kitsap School District (NKSD)
- 8 • On behalf of Superintendent and Board of Directors, supports Alts 2 &
9 3. NKSD has a property reclassification request for property it owns
10 on the north side of the Silverdale UGA; as community service
11 provider, believe these Alts uphold the intent of GMA and provide
12 practical way to mitigate growth in the County and the Silverdale
13 UGA; originally this school was in a zone higher than what it currently
14 holds, does have access to utilities and transit; will be a good
15 transition into the Silverdale UGA.
- 16 • **SPEAKER (virtual): David Overton** – Speaking on AppID #75
- 17 • First comment is to assume applications are being tracked by AppID
18 number; noticed this application (AppID 75) would rezone a property
19 from rural protection to rural industrial, bordered near Bremerton by
20 Highway 3, a large gravel site and a septic service near the Port of
21 Bremerton; would be inappropriate to develop out over time in an
22 incompatible way as residential housing;
- 23 • Noticed other apps 66, 17, 7 33, 41 and 60 are included in Alts 2 & 3;
24 suggest including #75 in both as well so the environmental testing
25 through the EIS can consider those groups collectively.
- 26 • Also have a few limited rural to rural rezones, AppIDs 64, 64, 65, 67,
27 which are areas surrounding by more intense development that are
28 confirming rural densities; we have asked to go from R20 to R5 zoning
29 in some areas; we currently practice forestry on those areas but those
30 sites are largely encumbered by stream buffers, trespass issues and
31 zones of higher intensity that precludes practicing forestry in those
32 areas.
- 33 • Also interested in rural and affordable housing; one challenge the
34 County has is a great way to grow equity over time is through home
35 ownership and just adding Accessory Dwelling Units (ADUs) into the
36 rural areas will not incentivize buying properties, but would increase
37 rental inside the rural areas; also precludes huge military population
38 from purchasing properties, taking advantage of VA loan
39 opportunities that could grow personal wealth; would like to see

1 some of those rural rezones included so there is some limited rural
2 density added in areas where properties values are not very high.

3 **6:21 pm**

4 • **SPEAKER: Colleen Shoudy** – Resident of Sigurd Hanson Road, near Island Lake

5 • Speaking about development of 95 acres, of the old Crista Camp and
6 property, in support of Alt 2 and choice to keep it rural; if we rezone
7 to Urban Low or 5-9 dwellings per acre it will be destructive to the
8 forest which could lead to pollution; up near Sigurd Hanson Road they
9 have been clearing since last summer, and in December a lot of mud
10 has gone down into Barker Creek, we took pictures and sent them in
11 and it has since been addressed but they have cleared the whole land
12 and planted a couple sticks; the destruction of animal habitat is a big
13 risk to Barker Creek, which is a salmon creek; County spends lots of
14 money for salmon to put in culverts and save creeks and salmon but
15 allow building right up to the edge.

16 • Rural area is needed to recharge the Island Lake aquifer, lives right on
17 edge of that, when first bought property 20 years ago there was a
18 moratorium on drilling new wells in the aquifer area for many years.
19 Silverdale Water put in 4 wells at the top of the aquifer, and they now
20 pump millions of gallons of water into Island Lake to keep it full and
21 wonders if it has affected local wells as some neighbors have gone dry
22 in the summer; if they keep drilling water from Silverdale to supply
23 over 300 houses already approved on the Crista Camp site, and then
24 possibly another 700 houses what might happen with water.

25 • Concerned about sewer, power, cable, schools and hospitals. In the
26 hospital she works in there have been issues with being able to
27 provide enough care, and while 90 more beds will be added with a
28 hospital build, we still need doctors, nurses, and other staff and they
29 all need a place to live.

30 • Other concern is that 95 acres can easily spread down the hill as it
31 rolls into one urban area, then another and another so what would
32 stop the rural spread; knows affordable housing is needed, but no
33 current requirements for developers to promise how they will provide
34 that; likes the idea of offering tax incentives for developers for
35 affordable housing; there are a lot of homeless people, the Clear
36 Creek trail, where she often walks, is getting scary.

37 • Local property owner sold to a Redmond investor with a plan for
38 single family rentals; after that, there is talk about selling to a
39 California company who would rent it out; doesn't believe a California
40 company cares about keeping it affordable, but more about profit.

- 1 • Glad we are talking about this, takes a lot of planning to make a
2 community, has lived and worked here her whole life and loves the
3 area.

4 **6:25pm**

5 • **SPEAKER (virtual): Deborah Gates** – North Kitsap resident

- 6 • Regarding affordable housing; there have been no regulations on
7 short term rentals (STRs) for 9 – 10 years while the issue is studied;
8 many studies show that STRs, like Airbnb or VRBO, actually remove
9 rentals from the market and drive up the cost of rentals and housing;
10 Airbnb has announced by 2028 they want to have 1 billion units;
11 Kitsap and Kittitas have been targeted to get people to invest in
12 properties and rent them out as STRs as they have no regulations on
13 STRs; it hurts quality of life for existing residents, removes rental
14 housing for locals like teachers, doctors, police officers; they don't pay
15 taxes which is a bad thing for the County; one property north of her
16 has rented the place for up to 30 people at a time, have had large
17 mariachi parties and events; they compete with hotels and motels
18 that pay regular taxes.

- 19 • Chair Phillips asks if speaker has questions or comments related to the
20 Comp Plan Alts; speaker notes since the Comp Plan guides the future
21 of Kitsap, believes this is related to affordable housing, which as been
22 referred to multiple times tonight; believes without addressing STRs
23 that will impact affordable housing.

- 24 • Chair Phillips notes the topic of STRs will be addressed on the Planning
25 Commission schedule; welcomes any comments; on the
26 reclassification requests presented, noting in the past, the County
27 listed the entity or person submitting the requests as opposed to just
28 the AppID or number of the parcel.

- 29 • Regarding STRs, she has been on the mailing list and attended the few
30 public meetings and open houses that have occurred, and there
31 never seems to be an opportunity to really address this; she previously
32 owned golf course resort property that has been sold, but still receives
33 solicitations from these outside investors encouraging STRs; believes
34 STRs see Kitsap County as ripe for removing more rental houses off
35 the market which will continue to hurt affordable housing.

36 **6:30 pm**

37 • **SPEAKER: Kathleen Pulici** – Island Lake resident of 58 years

- 38 • Addressing proposed the rezone request of 75 acres to the west of
39 Barker Creek; 58 years ago she bought land on Island Lake, 40 years

1 ago there was a plan to develop hundreds of acres surrounding the
2 lake as a mobile home park; there was no plan for a green belt or to
3 preserve the private park at the North end of the lake; she and her
4 friend became a committee of two to save the lake from this
5 detrimental plan, working for 2 years raising concerns, writing letters,
6 attending Commissioners’ meetings and the result is a County Park,
7 covering 1/3 of the lakefront and a beautiful log community center.

- 8 • The current request to rezone these 75 acres is equally detrimental;
9 what will the plan be to preserve the lake; wants her children and
10 their children’s children to be able to enjoy a lake safe to swim and
11 fish in; respectfully it is this Commission’s job to see that happen.
- 12 • Today took ride down a narrow road not wide enough for two cars to
13 pass each other, that abuts the 75 acre property requested for
14 rezone; a lovely elderly woman cleaning up her yard, whose family
15 has lived there since 1920’s, said she was told all traffic generated by
16 the rezone will use Camp Road, she also thought wetlands would
17 minimize the development there; there is a lot of misunderstanding
18 about these proposals, people really don’t know what is going to
19 happen, but hopes the County does a good job to preserve this lake;
20 supports Alts 2 & 3

21 **6:34 pm**

- 22 • **SPEAKER (virtual): Maryann Webber** – Local resident, business owner and real
23 estate developer for multi-family & mixed use, also member of KBA
 - 24 • In support of combination of Alts 2 & 3; KBA is participating in coming
25 up with a list of obstacles and different alternative ways to help
26 promote affordable housing, the separate issue of housing
27 affordability and the speed of how to get to vision 2050, because we
28 have a significant lack of housing; KBA will be submitting additional
29 written comments, but in addition to tonight’s Alts, encourages
30 looking at permit timelines for single and multi-family definitely add
31 to the cost, which hits the end user.
- 32 • **SPEAKER: James Alford** – Resident and owner of Tracyton Public House and
33 Tracyton Movie House
 - 34 • In favor of rezone reclassification application of the Dumont parcel, a
35 residential parcel adjacent to Tracyton Public House, back to its pre-
36 2016 designation of Urban Low; in 2016 did a boundary line redraw to
37 attach a parking lot on the Dumont parcel and attach it to the Public
38 House separating the commercial and residential zoning; at some
39 point the Dumont parcel was rezoned Commercial when it should
40 have remained Residential and is a mistake acknowledged by County

1 officials; it is currently holding up a Site Development Activity Permit
2 (SDAP) application to address issues with the parking lot and just
3 looking to wrap this up and get the rezone done.

4 **6:37 pm**

- 5 • **SPEAKER (virtual): Levi Holmes** – Representing reclassification request for 75
6 acres east of Barker Creek and Island Lake

7 • Born and raised in Poulsbo his entire life, has been developing Real
8 Estate over past 10 years; interesting that TDRs were brought up, as
9 his project is the 1st that will use the program, with 40 development
10 rights being extinguished in the rural area to support a rezone in the
11 urban area; also part of that project, was a first of its kind
12 public/private partnership to create affordable housing through that
13 project; hope is to find sustainable ways to create housing that is
14 done by the developer, find a way to reach the market and teaming
15 up with the jurisdiction to find the nexus; at minimum, believes we
16 should seriously look at where we are expanding the UGA, to look at
17 developing parcels and TDRs to go with it to help offset the
18 development that would be going in and out of the UGA and rural
19 area; believes there are lots of ways to work together.

20 • Addressing some of the Barker Creek and the lake environmental
21 concerns; notes majority of property is south of the lake, so
22 topography shows it is actually at a lower elevation, with most of the
23 water draining to Barker Creek not the lake, to acknowledges
24 concerns about the lake levels;

25 • Due to camp operations over the years, a large part of Barker Creek is
26 in some sort of culvert that functions sometimes and other times
27 doesn't, including a fish gate that doesn't work properly and a lot of
28 culverts and crossings that don't work sometimes from motorcycles
29 used in camp operations for many years; sees development
30 happening on this site as an opportunity to do a lot of environmental
31 restoration on the creek that would not likely be done without
32 development incentive to do this;

33 • Discussions and onsite meetings have already been held with the
34 Department of Fish & Wildlife (WDFW), Suquamish Tribe and the
35 Department of Natural Resources (DNR) to discuss some of the ways
36 we could do this; believes there could be a good benefit from
37 developing this property, as opposed to only the negative concerns
38 some have, due to deterioration of the Barker Creek corridor on the
39 property from past issues.

- 1 • It is also important to remember not everyone wants to live in a
2 townhouse or apartment, so it is still important to still create some
3 single family detached housing, and it's important to create some
4 limited expansion for those types, not just high-rise and multi-family.

5 **6:41 pm**

- 6 • **SPEAKER: Tim Parker** – Resident on Newberry Hill
7 • 29-year resident who can't think of a better place to live; he and his
8 son own several rental properties and notes he knows there is a
9 housing shortage because people stop by during a restoration, 6
10 months before it's even close to completion and ask if there is a
11 waiting list they can get on.
12 • Recently bought a beautiful property, 3.5 acres with 4 parcels and 3
13 houses on it, just north of the skate park on Silverdale Way off Schold
14 Road in the perfect spot for development right next to dog park and
15 Clear Creek trail; it is very usable, development would be great
16 because it is relatively flat, which is rare in Kitsap, utilities are on site,
17 and it's a great location; at certain age, money is less important than
18 leaving something of value; wants to leave something that
19 contributes to the good of the community not just money; believes
20 this is a real chance for him and his son to do that; the location is
21 perfect close to the Nay, the hospital, the shopping centers.

22 **6:43 pm**

- 23 • **SPEAKER: Berni Kenworthy** – Poulsbo resident and Axis Land Consulting
24 representing 5 entities tonight.
25 • In support of the Dumont reclassification request, from the owner of
26 the Tracyton Public House, back to its residential zoning which was
27 accidentally changed in the last Comp Plan cycle.
28 • In support of Mr. Parker's application to rezone 4 parcels on
29 Silverdale Way from Urban Restricted to Urban Medium because
30 these will provide housing in expected area of density in the
31 Silverdale UGA and employment opportunities.
32 • For all these proposals, additional written comments and
33 documentation have also been submitted to the record.
34 • In support of Benik – Simons reclassification application to rezone 2
35 parcels to Business Center from their current Business Park which is
36 an obsolete zone, this will bring this into current zoning; home to
37 Silverdale Plumbing and the Benik Corporation; there is a property
38 just south of the Benik property also requesting rezone to Business
39 Commercial as it is a growing business.

- 1 • In Support of expansion of Silverdale UGA by NKSD, located on the
2 north end of UGA allows for expansion of existing utility connections
3 and create compatible transition between existing development in
4 the area.
- 5 • As past Vice President of KBA, have been working with members to
6 create list of what we view as current code requirements that create
7 obstacles to development of this compact density; full list of items as
8 well as incentives that help promote the missing middle and multi-
9 family component of the housing market; encourage reading through
10 and considering KBA as partner in efforts on code revisions to obtain
11 compact density requirements, always available to answer questions.

12 **6:47 pm**

- 13 • **SPEAKER (virtual): Beverly Parson** – Hansville resident
- 14 • Support previous speakers comments in support of protecting
15 farmland; supports Alt 2 to protect farmland and natural resources;
16 loss of farmland is shocking, how can the County address food
17 security without protecting farmland.
- 18 • Opposed to Alt 3 rezone request to 1:20 from 1:5; this is more single
19 family rather than the affordable housing and it reduces the forest
20 land that we need
- 21 • Can the EIS be used to determine how to rejuvenate our natural
22 environment; it seems to look at amount of degradation occurring
23 and seeks to minimize damage, which is good; but should also be
24 building up and rejuvenating the natural environment; which may not
25 be in state requirements but we have to realize that our current state
26 is on a path to continual degradation and we really need to be on the
27 side of rejuvenation and minimizing degradation;

28 **6:49 pm**

- 29 • **SPEAKER: Jeff Coombe** – Lifelong resident, Builder, Developer
- 30 • Comp Plan Update is necessary every 4-5 years and we can
31 accomplish a lot of things to make things better in our future; time
32 goes by fast, was involved in a real estate transaction 1 year ago that
33 sold for \$575k with \$75k down, 6 months later same deal, same
34 \$500k mortgage was \$1k per month higher; housing is tough, it's
35 good to talk about it.
- 36 • Reclassification requests make a lot of sense; working with 3 families
37 on these; if not for timing of the Comp Plan Update, we probably
38 would have gone through the rezone process; 3 parcels inside UGA

- 1 with sewer and water, relatively flat, bus line, dog park; 1 is Urban
2 Restricted and make sense to go up to a higher density in that area.
- 3 • Other project is Benik Corporation, which is a sleepy busy,
4 heartwarming company known worldwide, started off in a garage and
5 house on Provost Road; they've been in the area ½ mi off Waaga way
6 since the 1980's; they build wetsuits, neoprene gear, now Baseball
7 Hall of Famers wear their equipment, they've now moved over to
8 medical supplies to help children with disabilities for head, knee,
9 hand guards; they are a top client on the Olympic Peninsula for UPS, a
10 quiet company that fits into the neighborhood and just need more
11 room.
- 12 • Supports the requests and Alts 2 & 3; doesn't like Alt 1 no change;
13 have lived here a long time and didn't always like the changes, but
14 further downline it becomes clearer as a citizen and for the decision
15 makers, which way we should go.
- 16 • **SPEAKER: Susan Lovelace** – Resident
- 17 • Little late to party, just learned details a few days ago, and is opposed
18 to the rezone by Island Lake. The rezone west of Barker Creek want to
19 go from Rural to Urban, instead of 1 home per 5 acres, it would be 5 –
20 9 homes per acre. That would put 1,000 homes in the short little area
21 right off Central Valley, and that road cannot handle it; you can't
22 widen it without taking businesses and homes from people who have
23 worked their whole life for.
- 24 • As mentioned, it is a salmon creek, there may be needed work in the
25 Island Lake area, in comments about culverts, but Suquamish has
26 done work further down along the salmon creek toward Dyes Inlet; a
27 lot of money has been put into this and it would be a shame to have
28 runoff and fill from the development undo all that work;
- 29 • Infrastructure can't handle it at this point; our hospitals are
30 understaffed, and schools are too full, it would just be too much and
31 we can't take it right now; acknowledges need for housing, but 1,000
32 is too many too soon.
- 33 • Alan Beam suggests that anyone who testified may also submit their
34 comments in writing for clarification; Chair Phillips concurs that if you feel your
35 comments or point wasn't made clear or if you want to clarify, feel free to send
36 in written comment too.
- 37 • **Chair Phillips** calls again for speakers; as there are no other speakers; **closes**
38 **the floor to public speakers.**
- 39 **H. General Public Comment:**

- 1 • **Chair Phillips opens the floor** to speakers wishing to provide General Public
- 2 Comment
- 3 • **SPEAKER: Collen Shoudy**
- 4 • **QUESTION:** Who is responsible for the cost of the EIS.
- 5 • **ANSWER:** Mr. Baker confirms the County is responsible for the EIS
- 6 and by rolling these reclassification requests into the Comp Plan, it
- 7 allows for a comprehensive review and cumulative impacts.
- 8 • **Chair Phillips calls again for speakers; as there are no other speakers; closes**
- 9 **the floor to public speakers.**

10 **I. For the Good of the Order/Commissioner Comments**


- 11 • Mr. Beam notes this is the most attendance he has seen in 2 years, thanks
- 12 participants.
- 13 • Chair Phillips notes staff is working to coordinate a presentation by Kitsap
- 14 HOME Consortium.
- 15 • Chair Phillips appreciates all PC members who attended the virtual town
- 16 meeting and encourages attendance in person at tomorrow's open house.

17 **Meeting adjourned by unanimous consent.**

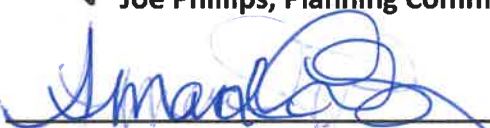
18 **Time of Adjournment: 7:02 pm**

19 Minutes approved this 4th day of April 2023.

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Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk