

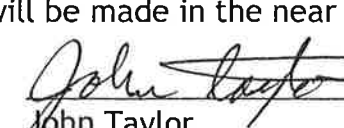

**Minority Report:**

**Planning Commission Recommendation To Pass the Phase II Code Development Amendments To Titles 17 & 18 of the Kitsap County Code -**

Having reviewed the proposed code amendments along with the other members of the Planning Commission, we the undersigned find we can not support the proposed amendments at this time. Our reasons are presented herein in summary form, but we are prepared if questioned to provide more detailed discussion as may be required.

1. The Zoning and Environmental Ordinances have become too detailed and complex and several of the proposed amendments exacerbate that problem such that the code is not readable and thereby comprehensible to the average citizen of the County.
2. Many provisions of the code appear to impose very costly code implementation requirements. For example while it is true that 16 provisions for administrative conditional use permits (ACUP) have been eliminated 36 new uses are subject to this kind of review. Twenty uses appear to be permitted outright and yet they also are subject to ACUPs. There are many more such examples.
3. The codes are too overwhelming in magnitude to be able to review and understand in the short time frame the Planning Commission was given to make its findings and develop a recommendation.
4. We needed to have had for our review the recommendations of the Code Development Committee. Instead we received only summary comments from staff. Yet, it was apparent by the testimony submitted that had not met on a consistent basis and did not present any recommendations to the Commission for our consideration.
5. There appear to be provisions of the ordinances that should be addressed - like for kennels and pet day care that are being postponed to some later time. These issues should have been addressed with the proposed amendments.
6. The Codes in total and as amended will have a negative impact on providing housing in Kitsap County which is affordable by the median income families and below.
7. The code amendments contain provisions the implications of which would seem to require further examination prior to passage. It is not clear that such an analysis has been or will be made in the near future.

Respectfully submitted.

  
 John Taylor
   
 Michael Gustavson

08 July 2008