

Kitsap County Planning Commission Minutes – April 21, 2020

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar –

<https://zoom.us/j/92479081285?pwd=a1FrcmJPbjEwOEMxTctMZWtUWGNudz09>

Meeting Password: 136007 OR Dial In: 253-215-8782 Webinar ID: 924 7908 128

April 21, 2020 @ 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: Mike Eliason (Chair), Joe Phillips (Vice Chair), Alan Beam, Amy Maule, Aaron Murphy, Richard Shattuck

Members absent: Kim Allen (excused), Jim Svensson (observing as general attendee only)

Staff present: Angie Silva, Darren Gurnee, Dave Ward, Liz Williams, Amanda Walston (Clerk)

5:30:00 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- Suggestion to hear 2019 Comprehensive Plan Amendments – Progress Report, under Item H – For the Good of the Order, immediately following Item E, General Comment.
- **MOTION:** Joe Phillips moves to adopt the agenda as presented
- **SECOND:** Richard Shattuck
 - **Vote: 7 in Favor; 0 Opposed – Motion carries**

D. Approval of Minutes

- Minor edits, submitted earlier for both.
- 02/18/20 minutes
- **MOTION:** Mr. Phillips moves to approve the minutes of 02/18/20 as amended
- **SECOND:** Mr. Shattuck
 - **Vote: 7 in Favor; 0 Opposed – Motion carries**
- 03/03/20 minutes
- **MOTION:** Mr. Phillips moves to approve the minutes of 03/03/20 as amended
- **SECOND:** Richard Shattuck
 - **Vote: 7 in Favor; 0 Opposed – Motion carries**

5:40:00

E. General Comment:

- **Chair Eliason opens the floor to General Comment** for items not on the agenda.
- **SPEAKER: Regina Adamson**, Community Activist and founder of Kitsap Public Market in Bremerton

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- 1 • Appreciates development, bringing things in the community up to code; is proponent of
2 connecting people to provide and purchase affordable offerings for people; appreciates
3 bringing back town hall meeting locations to allow people to have a voice; pleased to find
4 things that the Planning Commission (PC) and others are working on.
- 5 • Back in 1999, there was a store on Trenton & Stoneway, known as Templeton's, on
6 outskirts of Never Never Land Bremerton across from Mountainview Middle School and
7 Bremerton City Limits, but the store is in County jurisdiction – and the zoning was changed
8 to residential and the laws were different.
- 9 • Nobody in area got the memo, and now people are very sad because our store can't open
10 right away; applied for permits and when we were ready to open, found out there is a
11 zoning ordinance and we have to do a lot of improvements, which I planned to do anyway,
12 but being open would be able to generate money to pay for the improvements
- 13 • Hope to work together to have an affordable community location for people to obtain
14 resources and services; can email or send paperwork, has also reviewed the laws
15 Washington Administrative Code (WAC) for zoning change in that location. Would like to
16 ask to change residential zones to allow mini-marts and stores in certain areas.
- 17 • **Chair Eliason closes the floor to General Comment.**
- 18 • Clerk will contact Ms. Adamson to provide email address to forward information and will
19 in turn distribute the information to the PC and DCD staff.

20 5:45:00

21 F. 2019 Comprehensive Plan Amendments (CPA) Progress Report – Dave Ward, Department of 22 Community Development (DCD) Planning & Environmental Programs (PEP) Manager

- 23 • Mr. Ward notes the CPA has continued through the adoption process with the Board of
24 County Commissioners (BoCC); all items moving forward without change, except the
25 Dickey Pit Site Specific Amendment, which has generated more discussion.
- 26 • While no final decision has been made, the BoCC appears to be moving forward with the
27 suggestion to include a development agreement with conditions, as recommended by the
28 PC, including provisions for road designation, compatibility issues with quarry lands, etc.
- 29 • Based on public testimony, an additive item, stemming from testimony at the public
30 hearing, to add a component and sliding scale for provision of affordable housing in the
31 development; also proposed a sliding scale for Transfer of Development Rights (TDR),
32 which is a condition in the zone, be included in the development agreement.
- 33 • Angie Silva, DCD Assistant Director, agrees with Mr. Ward's summary; noting the BoCC,
34 similar to PC, has taken 2 -3 deliberation sessions to consider comments as well as
35 additional input from the applicant and Suquamish tribe
- 36 • While additional revisions are anticipated, the BoCC did incorporate many of the elements
37 from the PC recommendation; BoCC decision is expected 04/22/20.

38 Briefing: 2019-20 Zoning Use Table Update – Darren Gurnee, DCD Planner

- 39 • Mr. Gurnee briefly describes the process to date, noting revisions to schedule, and
40 previous sessions' detailed look at proposed changes; all efforts and comments went into
41 developing a draft to be taken to the public for outreach. That draft has multiple complex
42 revisions and points to go back and review details.

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- 1 • Identified in tonight’s Executive Summary include change to plans to include ‘Dwelling’ at
2 front of each title; some revisions to zone and chapter; found difficult to navigate back
3 and forth between locations to identify different provisions.
- 4 • Schedule changes and new dates were determined; past strategy was an incremental
5 rollout approach – however, to reduce complexity and versions, we will now prepare a
6 complete draft, with recommendations and staff report all in one; this draft will move
7 through the public process, only changing with motions as a result of public process
- 8 • Draft will come out in late May, shifting BoCC adoption to October 2020; allows 3-month
9 implementation phase and effective date with a plan for the internal and external process
10 with updates and trainings for staff, permits and brochures, etc.
- 11 • Delay is largely a result of the current situation and response to COVID-19 measures,
12 managing the digital platform presents different challenges than in in person review.

13 **5:58:00**

- 14 • **QUESTION:** Chair Eliason asks how many citizens are subscribed to the DCD list serve?
 - 15 • **ANSWER:** Mr. Gurnee doesn’t have exact numbers but will get them to the PC.
 - 16 • Mr. Ward notes the typical process starts with a very broad distribution, and
17 then asks interested individuals to sign up for specific projects lists to gradually
18 narrow it down.
 - 19 • Initial kickoff message goes to tens of thousands of people, through
20 GovDelivery, Next Door and other community-based platforms; trying to reach
21 people active in their communities to help spread word, while still being mindful
22 not to bombard people with too much if they don’t want it.

23 **6:03:00**

24 **G. Work Study: Title 11 Road Standards Code Update – Jon Brand P.E., Public Works (PW) County** 25 **Engineer**

- 26 • Mr. Brand thanks the PC, introduces Jeff Shea, PW Traffic Engineer and Christie DeGeus,
27 PW Traffic Safety and Operations Roads Division Engineer also here to discuss the Title 11
28 Road Standards update; noting Road Standards contain everything having to do with
29 County roads, do not apply to private roads.
- 30 • Mr. Brand provides a brief overview of the process of updating the current Road
31 Standards, which were adopted in 2003, and amended in 2007; believes this is a better
32 draft and a better document, all about safety and certainty for private developers with
33 utilities in county Right-of-way; noting outreach efforts and everywhere presented were
34 pleased with he changes, very little objections.
- 35 • Road Standards contain lot of technical detail and design criteria for roadways,
36 intersections, traffic control devices, etc. and are also based on industry standards, like
37 Association of State and Highway Transportation Officials (ASHCO), the Manual Uniform
38 Traffic Control Devices (MUTCD), as well as City and County standards included in local
39 agency guidelines that come through state of Washington for all roadways; primary
40 audience is industry engineers, who have almost all agreed this update allows for
41 maximum flexibility along with enforcement of all standards.
- 42 • Mr. Brand acknowledges the large volume of work and effort put in by contributing
43 members including other PW staff in Construction & Road Maintenance, Traffic Signal

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1 Shop and Planning, as well as other departments, partner agencies, and local groups
2 whose expertise, input and feedback helped guide and develop the draft.

- 3 • Highest input and interest centers around formalizing and clarifying traffic calming
4 measures, parking, road safety and speed enforcement, opening and use of County ROWs,
5 frontage improvements with land development such as sidewalks, bike lanes,

6 **6:13:00**

- 7 • **QUESTION:** Mr. Phillips notes a lot of comment received by the PC during public hearings
8 for Land Use or development projects relate to traffic impact. Asks how to get additional
9 information or background on the topic.

- 10 • **ANSWER:** Mr. Brand notes PW coordinates fairly closely with DCD, noting that
11 when a Land Use application is submitted to the County, Mr. Shea and Ms.
12 DeGeus are part of that review process and help develop conditions of approval
13 that address such impacts; PW would be glad to participate and provide
14 information or presentation

- 15 • Ms. Silva confirms that DCD coordinates with PW at both project and non-
16 project levels such as stormwater, roads, others as appropriate, prior to State
17 Environmental Protection Act (SEPA) issuance as well for impact to traffic, public
18 utilities and also during site-specific applications, CPA amendments like non-
19 motorized trails. PC can flag PW presentation topics.

- 20 • Chair Eliason notes it would be helpful for staff to go into details, as Ms. Silva
21 just did, on how input related to traffic impacts go into SEPA decisions,
22 conditions of approval, to show concurrency maps, traffic counts in areas.

- 23 • **QUESTION:** Mr. Shattuck asks if private easements remain and can become an issue
24 prohibiting development when old ROWs are vacated.

- 25 • **ANSWER:** Mr. Brand notes when someone dedicates the ROW to the County
26 and the ROW is vacated, the original property owner retains the underlying
27 rights, unless the County owns it fee simple.

28 **6:22:00**

- 29 • **QUESTION:** Mr. Galliway notes high interest, publicly and personally, in traffic calming
30 measures and safety; Kitsap is a fairly rural county, and often sees speeds of 50 mph on 25
31 mph roads, asks what can be done in safety measures and pedestrian standards.

- 32 • **ANSWER:** Mr. Brand agrees speeding vehicle complaints are huge; they are
33 dangerous, citizens are upset, enforcement is a big issue. Traffic calming is
34 limited to local access, neighborhood roads. Projects can be very contentious on
35 connector roads, installing speed bumps or tables is very controversial as it does
36 cause delays in development.

- 37 • This is one of highest issues for PW, and there are some things we can do, but
38 speeding is a major issue. Road levy taxes are provided to the Sheriff's
39 department for traffic enforcement funding and we work closely with them.

40 **6:28**

- 41 • **QUESTION:** Chair Eliason asks about removal of oversized signage blocking road views.

