

**KITSAP COUNTY PLANNING COMMISSION**

**Zoom Webinar**

<https://us02web.zoom.us/j/82372768825>

**Dial In: (253) 215-8782 Webinar ID: 823 7276 8825 Passcode: 537517**

**September 21, 2021 @ 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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Planning Commission (PC) Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Alan Beam, Danielle Douthett, Kari Kaltenborn-Corey, Mike Eliason, Stacey Smith, Steven Boe, Aaron Murphy

Department of Community Development (DCD) Staff present: Darren Gurnee, Angie Silva, Liz Williams, Amanda Walston (Clerk)

**5:30 pm**

**A. Introductions**

**B. Virtual Meeting Protocol**

**C. Adoption of Agenda**

- **MOTION:** Mike Eliason moves to adopt the agenda as presented.
- **SECOND:** Alan Beam
  - **MOTION TO AMEND:** Chair Phillips moves a friendly amendment, in order to proceed to the public hearing more quickly, to combine and hear all general public comments under agenda item G, and postpone approval of the minutes to the next regular meeting.
  - **SECOND:** Aaron Murphy
    - **VOTE (on Amendment): UNANIMOUS in Favor –Motion Carries**

**D. Adoption of Minutes**

- POSTPONED TO NEXT REGULAR MEETING

**E. General Public Comment**

- Combined with Item G

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**5:35 pm**

**F. PUBLIC HEARING: Zoning Use Table Update – Melissa Shumake, DCD PEP Planner (approx. 60 min)**

- Ms. Shumake provides a brief review of the project, including timeline, status, and public participation plan, of which tonight’s public hearing is a part of.
- Chair Phillips reviews testimony guidelines, including speaker protocol.
- **MOTION:** Chair Phillips moves to extend the comment period through Friday 9/24/2021 at 5pm.
- **SECOND:** Alan Beam
- **DISCUSSION:**
  - Mr. Eliason asks what the impact on staff will be.
  - Ms. Williams notes it will be a time crunch; staff will transmit all comments to PC prior to the 10/5 meeting; extending comment will delay staff responses to the day prior or day of meeting.
  - Chair Phillips asks, and Ms. Williams confirms, deliberations are planned for 10/5 and 10/19.
  - Mr. Eliason intends to vote against the motion based on staff response; suggests compromise extending through tomorrow at 5pm.
  - Mr. Beam asks, and Ms. Williams confirms 15 comments have been received in the past 30 days, some with large attachments, some are multi-faceted and responses do take time to prepare.
  - Amy Maule suggests extending the deadline to midnight.
- **VOTE: 2 In Favor; 7 Opposed – Motion Fails**
- **MOTION:** Mike Eliason moves to extend the comment period deadline to through Wednesday 9/22/2021 at 11:59pm.
- **SECOND:** Aaron Murphy
- **DISCUSSION:**
  - Mr. Eliason asks staff if extending the comment period would allow staff to get all comments and responses to the PC prior to 10/5.
  - Ms. Williams confirms all comments would be provided on 9/28, all DCD responses will be provided prior to the 10/5 meeting.
- **VOTE: Unanimous in Favor – Motion carries**
- **Chair Phillips opens the floor** to speakers wishing to provide testimony.

**5:50 pm**

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- **SPEAKER: William Palmer**

- Objects to the time provided to submit comments; the document posted to the website back in July, what was available on the website was a 197 page document; what is available today appears to be a 315 page document; notes his review was based on the 197 page document, and now has over 100 more pages to look at and only has until tomorrow to review it; believes the given time frame is ridiculous, he might as well forget about the Planning Commission and save comments for the Board of County Commissioners; he is highly incensed.
- Believes this is the most confusing document he has reviewed in 20 years; has several comments for several reasons which he will outline and submit in two letters; there are things included in the ordinance not subject to change but the public doesn't know what they are and yet some things underlined to indicate they will be changed; eliminated things in Port Gamble but there is no tracking on sections 415, but also included things in 415 without showing where it came from and no assigned numbers for tracking;

- **SPEAKER: Dick Brown**

- Believes it has been made so complicated it takes hiring engineers and attorneys to figure out what you're doing; the PC is supposed to represent the public and he doesn't see that anymore; disappointed that this has been allowed to go forward and believes the public would not be able to do anything for themselves without hiring a consultant; says the PC originally represented the people, believes they now represent the staff.

5:55 pm

- **SPEAKER: Regina Adamson, Founder of the Kitsap Public Market**

- Has been working for 2 years trying to get property rezoned to open and operate the Kitsap Public Market as she was unaware that the zoning was not compatible for the location when the permit was applied for and the property owner was also not aware that it had been rezoned at the time of purchase.
- Chair Phillips defers to Staff; Ms. Silva notes staff has reached out and will continue to work with Ms. Adamson, also noting the process pertaining to Ms. Adamson's situation is site specific.

5:59 pm

- **SPEAKER: Carrilu Thompson, Manchester resident, member of the Manchester Citizen Advisory Committee**

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- This feels like a rushed process; the community has not had an opportunity to work through all the changes; we were told at a minimum there would be very few change to the LAMIRDs (Limited Area of More Intensive Rural Development); but reading through the final proposal, there are a lot of changes, and they affect the direction, feeling, fabric of Manchester in terms of what will and can be developed in or by the community; we would like more time; one Zoom call does not really warrant an acceptance of the changes; sent a letter in testimony and made comments about some changes; is very concerned that the neighborhoods where the changes could happen and believes they are not being included; believes it is extremely important for the community to be involved and they need more time.

**6:01 pm**

- **SPEAKER: Lisa Hurt, area resident for 55 years**
  - Is shocked that when buy property it's zoned a certain way and has learned through these that changes are proposed; has read in the local paper about new development and higher density proposed; doesn't believe that is the quality of life people come here for or what they want; rudimentary bike trails don't exist for riders who have to ride on the roads now; regarding proposed ease of permitting for changing zoning, believes there should be stricter permitting processes and a need to protect for cleaner water.

**6:03 pm**

- **SPEAKER: Margaret Tufft**
  - Agree with other speakers; did submit a short comment today, but notes there were so many pages to go through she couldn't submit much more; she and others she knows feel like even when they do submit comments they receive a pat on the head but then it gets done anyway; believes the natural world needs protection especially in the LAMIRDs, the wetlands are getting impinged on; also if more is built, we don't have the infrastructure; there are just more cars and more people and we aren't even taking care of what we already have as it is much less to add on; things are looking more like Seattle with traffic; to be more specific, more time needs to be spent; we need to see numbers on what is going to happen; give us facts, not just a proposal we can't do anything about.

**6:06 pm**

- **SPEAKER: Mary McClure, Port of Kingston**



1 still needed; notes these changes will change the structure and fabric  
2 of these areas especially LAMIRDs; without a better community  
3 discussion, people will be surprised at what can go in next door to  
4 them; intent is not to prohibit, but to have a community discussion  
5 about what should be expanded or not.

6 **6:17 pm**

7 • **SPEAKER: William Palmer**

8 • Still regarding procedural issues; in the 197 page document, some  
9 proposed changes are either in bold text, underlined or both, but  
10 there is a lot of text not bold or underlined; one example is multiple  
11 family design regulations; found some provisions to the rural area  
12 being changed, but didn't think there was anything being changed in  
13 the rural areas; based on instructions given back in July this is little  
14 confusing.

15 • Second, multi-family design regulations are included, asks if those are  
16 open for review, because they aren't in bold or underlined; Believes  
17 the design guidelines are problematic for many reasons and believes  
18 they should be open for review.

19 • Document is confusing as to what is open for review; whether it is  
20 only the Use Table and Footnotes, just the transferred section, Title  
21 17, Section 415; Not clear on instructions and leads to a lot of  
22 confusion on citizens who want to add comment; is glad some people  
23 found things to comment on and if some found things to support,  
24 they are not easy to find and some things are just not supportable.

25 • Regarding affordable housing, every time you add new regulations  
26 the cost of a single-family house, current cost is close to \$500,000 but  
27 the median income salary is nowhere close to that; while we seem to  
28 keep adding onto the cost with these regulations, we never seem to  
29 get to a point where we can eliminate any regulations.

30 **6:21 pm**

31 • **SPEAKER: Margaret Tufft**

32 • Speaking for herself, but as a member of the Kitsap Environmental  
33 Coalition, the group has had discussions and it seems environmental  
34 concerns aren't really being addressed; we are basically now in a  
35 climate emergency; doing the same buildings the same way isn't  
36 working anymore; would ask if the County is working with  
37 Environmental Consultants that really know their stuff because the  
38 when buildings go up, there are no landscapes or trees, nothing is  
39 left; doesn't see anyone doing it different, or looking at permeable  
40 pavement with the rains we are getting, or planning from an

1 environmental perspective to help with the quality of life for forests  
2 and nature; look at organic farming, or ways to support and help  
3 them; seems like developers have a hold on everyone; please look at  
4 a way to bring in planning ahead of time; look at Kansas and other  
5 areas who have had tornadoes come in and destroy things; please  
6 look to planning ahead.

7 **6:24 pm**

8 • **SPEAKER: Dick Brown**

9 • Believes many people don't realize the County doesn't have any  
10 options other than to try and add things on top of the already very  
11 restrictive Growth Management Act (GMA) and until the GMA is  
12 overturned there will be no affordable housing; believes the GMA  
13 pushes people to live in urban apartments not grandfathered land  
14 outside the city limits; doesn't blame the staff, believes fault lies with  
15 the Board of County Commissioners (BoCC) and they should push for  
16 legislature to overturn the GMA; regarding housing regulations  
17 adding cost to the purchase price of house, recently spoke to a  
18 builder willing to pay \$65,000 for small lots to develop and another  
19 who no longer sells low end houses because they would rather lease  
20 them, which makes it impossible for young couples to buy affordable  
21 houses; also notes if parents want to give piece of property to their  
22 children, they still have to have \$30,000 to pay for a stormwater  
23 ditch; believes if people want more time the PC should give it to  
24 them; believes Kitsap County used to be run by the people, but  
25 doesn't see that anymore.

26 • **Chair Phillips** calls for speakers; seeing and hearing no others, **closes the floor**  
27 **to speakers.**

28 • **QUESTION:** Mr. Eliason asks staff about comments by Mr. Palmer regarding  
29 difference in document page counts; also asks about comments by Ms.  
30 Thompson regarding community outreach related to Manchester.

31 • Ms. Williams notes there have been no changes made to documents  
32 posted to the website on 7/30/21, with the exception of the SEPA  
33 Determination, which was a separate document issued on 9/7/21; the  
34 proposed change document is still 197 pages. Ms. Silva navigates to  
35 the webpage onscreen to show the documents.

36 • If you add together all the materials provided to the Planning  
37 Commission in one file for tonight's meeting, they equal 380 pages in  
38 total, so that may be where the different count is coming from.

39 • Ms. Williams confirms an overview of the public participation was  
40 provided to the Manchester Citizens Advisory Council (CAC), which

1 included an overview of additional opportunities to attend continued  
2 outreach or to request department consultations.

3 **G. General Public Comment**

- 4 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 5 • **SPEAKER:** Carrilu Thompson
  - 6 • Comments the presentation to the Manchester CAC was a short
  - 7 meeting where they were told there would be little to no changes to
  - 8 the LAMIRDs; based on that the community believed there was no
  - 9 need for additional outreach or consultation; now seeing the
  - 10 changes, the community would like more time.
- 11 • **Chair Phillips** calls for speakers; seeing and hearing no other, **closes the floor**  
12 **to general speakers.**

13 **6:33 pm**

14 **H. For the Good of the Order/Commissioner Comments**

- 15 • Mr. Beam asks if it the comment period could be extended at this point; Chair  
16 Phillips notes a motion would be needed.
- 17 • **MOTION:** Alan Beam moves to extend comment period to Friday 9/24/21 at 5pm.
- 18 • **SECOND:** Mike Eliason
- 19 • **DISCUSSION:**
  - 20 • Mr. Murphy asks what the impact will be.
  - 21 • Ms. Williams notes there is no statutory deadline; deliberations are
  - 22 set for 10/5/21 and 10/19/21 meetings, the 11/2/21 PC meeting is
  - 23 cancelled due to elections; pushing past Friday for the comment
  - 24 period is not recommended if the PC intends to complete the project
  - 25 by the planned December timeframe.
  - 26 • Danielle Douthett asks if there is a 9/9/21 meeting; it is confirmed a
  - 27 special meeting could be called if availability can be arranged and
  - 28 special noticing rules will apply.
  - 29 • **VOTE: Unanimous in favor – Motion Carries.**

30 **6:42 pm**

- 31 • Mr. Beam asks if there is any tracking of the building permits for number and  
32 housing price that may show what the mix is.
  - 33 • Ms. Silva notes DCD tracks permit information in multiple ways, but
  - 34 not based on the sale price, however the Kitsap County Assessor does
  - 35 track that information; shows on screen how to navigate to find the
  - 36 information based on average sales price by area; also notes the

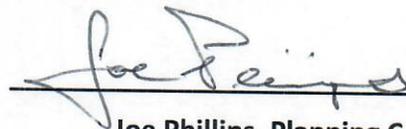
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Housing and Affordability Study by Human Services and City of Bremerton looked at some of these factors.

- Mr. Beam asks how this relates to diversity targets; Ms. Silva notes while information on such factors can be gathered, at point of intake, review and final permitting, information is taken in, sale price is not tracked by DCD, but is happy to discuss in more detail at a later date.
- Ms. Maule wonders if information could be estimated based on square footage or acreage; Ms. Silva notes BLR improvement are helping with that; work is being done with our SmartGov permitting database SuperUser team to increase and improve the data fields and tracking; however, sales and rental price of a unit is not tracked.
- Mr. Murphy notes the short answer seems to be this is outside DCD's purview; but there are a number of other locations where the data is tracked and can be found, also KEDA, KBA, outside other County departments; Ms. Douthett concurs.
- Chair Phillips note we are talking about market based pricing; we have watched a permit come in for a housing development, all of a sudden lumber and labor prices go up, so asking and expecting people's estimate to hold is disingenuous, because it will be market driven; we are not asking the government to set pricing.
- Mr. Eliason thanks speakers tonight, acknowledging it can seem frustrating; noting Washington has one of most complex land use systems in the country; projects can take from 6 months to 1.5 years; believes some language was a little inflammatory, having worked with the PC, wants people to know they take the comments seriously and fully consider everything they say.
- **MOTION:** Amy Maule moves to adjourn the meeting.
- **SECOND:** Aaron Murphy
- **VOTE: Unanimous in Favor – Motion Carries**

**Time of Adjournment: 6:55 pm**

**Minutes approved this 26th day of October 2021.**

  
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Joe Phillips, Planning Commission Chair

  
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Amanda Walston, Planning Commission Clerk