1	KITSAP COUNTY PLANNING COMMISSION
2	Zoom Webinar
3	https://us02web.zoom.us/j/82508169471
4	OR Dial In: (253) 215-8782 Webinar ID: 825 0816 9471 Password: 199503
5	May 4, 2021 @ 5:30 pm
6 7 8 9 10	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).
12	Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Kari Kaltenborn-Corey, Kim Allen, Mike Eliason, Stacey Smith, Steven Boe
L4	Staff present: Angie Silva, Darren Gurnee, Dave Ward, Liz Williams, Amanda Walston (Clerk)
15	5:30 pm
.6	A. Introductions
L7	B. Virtual Meeting Protocol
L8	C. Adoption of Agenda
L9	 MOTION: Alan Beam moves to adopt the agenda as presented.
20	SECOND: Stacey Smith
21	 VOTE: 9 in Favor; 0 Opposed – Motion Carries
22	D. Adoption of Minutes
23	 Minutes of 4/20/21
24	 MOTION: Amy Maule moves to approve the minutes amended.
25	SECOND: Alan Beam
26 27 28	 MOTION TO AMEND: Amy Maule moves to, on Page 2 Line 30, replace 'through this process when making statements' with 'by the comments made during General Public Comment.'
29	• SECOND: Steven Boe
30 31	 VOTE (on Amendment): 7 in Favor; 0 Opposed; 2 Abstained – MOTION CARRIES
32 33	 VOTE (on MAIN MOTION): 7 in FAVOR; 0 Opposed; 2 Abstained – MOTION CARRIES

1	E.	General Public Comment
2		• Chair Phillips opens the floor to speakers wishing to provide testimony.
3 4		 SPEAKER: Bill Palmer, South Kitsap resident, President of Kitsap Alliance of Property Owners (KAPO)
5 6		 Comments regarding opening Planning Commission meetings up to the public to attend in person to increase participation.
7 8 9		 Mr. Eliason notes an Attendee has entered a text comment; Clerk reads aloud from Attendee named 'Steve A' into record: "Hello All, regular citizen here. Happy to be Here."
LO L1		 Chair Phillips calls for other speakers; seeing and hearing no other, closes the floor to general speakers.
L2		5:39 pm
L3 L4	F.	Status Update: Shoreline Master Program (SMP) Periodic Update—Dave Ward, Planning and Environmental Programs (PEP) Planner (est. 5 minutes)
15 16 17 18		 Mr. Ward, speaking on behalf of Project Lead Kirvie Mesebeluu-Yobech who is unavailable tonight, notes Department of Ecology (DOE) just completed and delivered its report identifying comments and recommendations regarding DCD's proposed SMP Periodic Update; DCD still reviewing and processing about a dozen comments, mix of required for compliance and recommended.
20 21 22 23 24 25		 One directive from DOE came out right after an action proposed by DCD and passed by the PC a regarding a definition of floodway, involving a change inserted into to Title 15 to bring consistency to Title 22. DOE commented that those are specifically and purposefully maintained separately under each title, as Title 15 and 22 authority is derived separately, and requirements must be met separately; one example is that without specific language and definitions in Title 15, the County may not qualify for FEMA flood insurance.
27		QUESTION: Mr. Beam asks how the two definitions are different.
28 29 30		 ANSWER: Mr. Ward reads the two definitions from code, noting while not substantially differently, the State maintains them separately for two separate programs, with requirements tied to each.
31 32	G.	Status Update: Buildable Lands Program – Liz Williams, Planning Supervisor (est. 10 min)
33 34 35 36 37		 Ms. Williams provides a brief update on the project, noting the County continues to make progress on the two main deliverables, the Development Trend Review and Land Supply Analysis (LCA) with the Buildable Land Program (BLP) deadline is June 30, 2021; the Consultant is working with the Cities to help facilitate completion of their data in order to complete the 3rd Party Review and finalize data.

1		• QUESTION: Mr. Beam asks when the lookback report will be available.
2 3 4 5 6 7		 ANSWER: Ms. Williams and Angie Silva, DCD Assistant Director, note the County is still waiting for data from 2 of 4 Cities to be submitted; without that data the lookback report cannot be completed the 3rd Party review cannot be conducted; DCD is working closely with BERK the Consultant and the Department of Commerce on the timeline delays; a preliminary draft is scheduled for release by June 30, 2021.
8		6:02 pm
9 10	н.	Status Update: Title 17 Zoning Use Table Reboot Draft Public Participation Plan and Upcoming Schedule –Darren Gurnee, Senior Planner (est. 30 min)
11 12 13 14		 Mr. Gurnee provides an overview and background of the Zoning Use Table Update including Goal and Policy Guidance; Purpose related to Urban Growth Areas (UGAs), Limited Areas of More Intensive Rural Development (LAMIRDs) Rural Commercial and Rural Industrial Zones; Process Overview including
15 16 17 18 19		 Mr. Gurnee reviews the Project Process, including Scoping, Draft Development, Analysis and Consideration; also noting this project was previously in progress but was set aside partly due to COVID, partly due to the additional comments and input; ending with planned adoption anticipated near the end of March 2022.
20 21 22 23 24		 Mr. Gurnee reviews the Public Participation Plan, noting Webpage, Consultations, Local Jurisdiction Coordination Project Announcements; Project Update Meetings; Media; State Environmental Policy Act (SEPA) Public Comment Period; Additional PC & Board of County Commissioners (BoCC) Public Hearings and Comment Periods.
25 26 27		 QUESTION: Mr. Eliason asks if Accessory Dwelling Units (ADUs), previously brought up by the Planning Commission and added as a Parking Lot item for consideration, will be addressed.
28 29		 ANSWER: Mr. Gurnee confirms ADUs are addressed, with more relaxed framework for Urban use, but not as relaxed in rural.
30 31 32		 QUESTION: Mr. Eliason asks if the PC Public Participation Work Group recommendation was consulted when developing the Public Participation plan.
33 34		 ANSWER: Mr. Gurnee does not recall specifically, though many sources were consulted.
35 36 37		 QUESTION: Mr. Beam asks where the changes the PC and Staff worked on last year can be found; didn't see the old redlined documents on the website; believes they would be helpful for the public to use and see.
38		ANSWER: Ms. Silva asks, and Ms. Williams pulls up the Zoning Use

1 2 3 4 5	Table Update webpage, which shows the June and August 2020 PC materials. The Special Provisions Resource Guide is where the redline changes are located. There are also separate documents include the Footnote Relocation Guide and the Resource Guide Proposed Changes Definitions and Uses.
6 7	 Mr. Beam notes the PC spent time and worked on many changes, and it would be helpful if the public could see some of that.
8 9 10 11 12	 Staff acknowledges the difficult amount of material to manage, with multiple versions and multiple changes at each meeting, it gets even harder to manage. There was no one draft released that included everything because the code is so large. Instead these pieces have been broken down in an attempt to make it easier.
13 14 15	• QUESTION: Mr. Murphy asks if there are specific areas or zone of significant change that the PC should look to, that could affect the average homeowner or parcel owner.
16 17 18 19 20 21	 ANWER: Mr. Gurnee cautions against jumping too far ahead, but notes residential zones allowing multiple units, or categorical scaling for commercial zones may be of interest; allowing mixes of commercial industrial, residential commercial; as well as finding different strategies to make reading and understanding the tables easier; staff intends to provide summary sheets that go along with each view to make them easier to understand where things go.
23 24 25	• QUESTION: Mr. Murphy asks about a zone in Kingston that previously required Mixed Use under a previous Comprehensive Plan, believes it was slated for removal.
26 27	 ANSWER: Ms. William confirms Mixed Use is no longer a requirement in the Urban Village Zone.
28 29 30	• QUESTION: Mr. Beam notes a reason the Use Table work was delayed was the Port Gamble Tribe submitted comments, asks if the PC will be able to see those changes.
31 32 33	 ANSWER: Mr. Gurnee confirms their concern will be illustrated and shown how it was addressed; we still need to confirm a few things as we move toward the release of the proposal;
34 35	 Mr. Beam notes this is a chance for the public to see their comments considered and acted upon favorably.
36 37 38	• COMMENT: Chair Phillips notes the Public Participation Plan shows there will only be Project Meetings scheduled for July and August, would like to see the success from the SMP monthly meetings repeated here. They had great

participation and high involvement.

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2 3 4 5 6 7 8	• ANSWER: Mr. Gurnee and Mr. Ward confirm July and August scheduled meetings; agrees SMP meetings were successful but required a high level of staff and resources to facilitate; will likely hold more than just those months but have some constraints and every month may not be feasible; Chair Phillips understand constraints but Zoning Use Table covers many topics, highly recommends it with ability for many to call in, be involved, have questions answered; believes it invaluable.
9 10	 QUESTION: Mr. Beam asks if postcards will be sent out for those who are electronic-media challenged.
11 12 13 14 15 16	 ANSWER: Mr. Gurnee notes right now County is set up in GovDelivery notification; there is public noticing through newspapers. Sending County-wide postcards costs tens of thousands of dollars; Mr. Ward also notes it is an established standard that sending a single mail item is ineffective which would double or triple costs, which puts budget concerns into a difficult place.
17 18 19	 Chair Phillips notes that in Mr. Gurnee's Public Participation Plan there is a large list of associations, community groups that will be contacted and informed.
20 21	6:42 pm
22	I. For the Good of the Order/Commissioner Comments
23 24	 Chair Phillips will add the Public Participation Workgroup Recommendation to the next meeting agenda.
25	 MOTION: Steven Boe moves to adjourn the meeting.
26	SECOND: Kim Allen
27	 VOTE: 9 in Favor; 0 Opposed – Motion Carries
28	Time of Adjournment: 6:45 pm
29	Minutes approved this day of May2021.
30 31	Ace to
32	Log Phillips Plane
33	Joe Phillips, Planning Commission Chair
34 35	I Man College
33	Amanda Walston, Planning Commission Clerk