

**KITSAP COUNTY PLANNING COMMISSION**

Dial In: 253-215-8782      Webinar ID: 827 9495 5688      Passcode: 645303

**February 20, 2024 @ 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), Aaron Murphy, Alan Beam, Stacey Smith, Steven Boe, Kari Kaltenborn, Richard Shattuck

Planning Commission Members absent: Joey Soller, Jonathan Tudan

Department of Community Development (DCD) Staff present: Clara Jewell, Amanda Walston (Clerk)

Kitsap County Staff present: Eric Baker

**5:30 pm**

**A. Introductions**

**B. Virtual Meeting Protocol**

**C. Adoption of Agenda**

- **Adopted by unanimous consent**

**D. Adoption of Minutes**

- **10/17/2023**
- **Page 3, Line 10, ‘replace Phillips with Shattuck’ page 3, line 10.**
- **MOTION: Stacey Smith moves to approve minutes of 10/17/2023 as presented and amended.**
- **SECOND**
  - **VOTE: 6 in Favor – Motion Carries**
- **11/21/2023**
- **MOTION: Aaron Murphy moves to approve minutes of 11/21/2023 as presented**
- **SECOND**
  - **VOTE: Unanimous in Favor – Motion Carries**
- **Minutes of 01/02/2024, 01/16/2024, 02/06/2024 Postponed to next reg mtg**

1 **E. General Public Comment**

- 2 • **Chair Phillips opens the floor to speakers wishing to provide testimony.**
- 3 • **SPEAKER: Marion Allen, Poulsbo resident of 36 years**
  - 4 • Comments regarding Kitsap Transit and ferries; public and stream
  - 5 steward; parks, and native plants and animals; Parks and Recreation
  - 6 Open Space (PROS) plan; natural resources; climate change; County
  - 7 mission; public and business leader outreach.
- 8 • **SPEAKER: Doug Hayman, North Kitsap resident**
  - 9 • Comments regarding support of riparian management zones; Best
  - 10 Available Science (BAS) studies; healthy aquatic habitats; shade
  - 11 preservation; salmon survival; bank integrity and slope stabilization;
  - 12 sediment and nutrient stream filtration; City of Anacortes example of
  - 13 hybrid riparian zone implementation.
- 14 • **SPEAKER: Martha Burke, Suquamish resident, Member of Suquamish Citizen**
- 15 **Advisory Committee (SCAC)**
  - 16 • Comments regarding support for PROS plan Alternative 2; infill and
  - 17 redevelopment of existing areas; parking, setbacks, height limits;
  - 18 permit cost and review speed; good design; downsizing to young
  - 19 family homeowners; North Bend example of small hybrid
  - 20 developments.

21 **5:42 pm**

- 22 • **SPEAKER: Dave Shorett, 42-year resident; practicing lawyer**
  - 23 • Comments regarding Comp Plan Alternatives and GMA legal
  - 24 requirements; development within and rezones outside Urban
  - 25 Growth Areas (UGAs); appeals; urban housing taskforce; creek and
  - 26 stream degradation;
- 27 • **SPEAKER: Robin Salthouse, Kingston resident**
  - 28 • Comments regarding proposed Alternatives; UGAs; rural protection;
  - 29 opportunities for multi-modal transportation; centralized business
  - 30 and service areas; Capital Facilities Comp Plan; needed support for
  - 31 safe non-motorized transportation; European communities' example
  - 32 of cycling as successful popular transportation; bike trails; traffic
  - 33 improvement and expansion along state roads; average road service
  - 34 levels and deterioration

35 **5:49 pm**

- 36 • **SPEAKER: Bev Parsons, Hansville resident**



- 1 • Mr. Baker continues his review, looking at County goals related to Housing and  
2 Environmental needs; the 3 Preliminary Alternatives; available draft  
3 documents; updated schedule; noting required information and direction  
4 needed for the April recommendation to the BoCC for them to move forward  
5 in the process of selecting the Preferred Alternative; also noting other items  
6 that still have time for review and revision, beyond the information required  
7 for the April recommendation.

8 **6:10 pm**

- 9 • **QUESTION:** Richard Shattuck asks if there will be any new site-specific rezone  
10 requests.
- 11 • **ANSWER:** Mr. Baker notes that site specific requests are done in non-  
12 update years; this is an update year, so all request for reclassification  
13 had to be included in the draft EIS. There will be no site-specific  
14 requests.

- 15 • Mr. Baker continues his review, highlighting the large volume of comments  
16 that have already come in via the Comp Plan website; there will be a new  
17 volume of comments coming out in next weeks; with the EIS draft public  
18 comment period ending on 2/26/24; also noting not all comments will have a  
19 documented response yet, because staff may not have time, but want to  
20 provide them to you as much in advance as possible.
- 21 • Mr. Baker continues his review, looking at several themes received in public  
22 comments including Rayonier Reclassification request, Island Lake UGA  
23 expansion both with primary opposition; expanded environmental protections  
24 such as tree canopy, net-ecological gain, water supply; density increase  
25 concerns; increased affordable housing for the young, senior and low income;  
26 increased multi-modal transportation options including sidewalks and bike  
27 lanes which are urban amenities and shoulders which are rural amenities;  
28 farming impacts such as rural reclassification and increased incentives; also  
29 noting few State or Tribal comments have been received but more are  
30 expected by the 2/26 EIS comment period deadline.

31 **6:25 pm**

- 32 • Mr. Baker continues his review, looking at Code Amendments, Silverdale  
33 Regional Center.
- 34 • **QUESTION/ANSWER:** Chair Phillips asks why, and Mr. Baker confirms, Old  
35 Town Silverdale is excluded as it is not primed for future growth or major  
36 redevelopment opportunities and is entirely different from rest of Silverdale  
37 with its over existing smaller structures and defined community character.
- 38 • Stacey Smith asks, and Mr. Baker clarifies Silverdale Center boundary.

- 1 • Mr. Baker continues his review, looking at Silverdale Alt 2 and 3 maps, Kingston  
2 Center, Kingston UGA Storefront overlay (Alt 3), Kingston Alt 2 and 3 changes;  
3 Climate Change element, Critical Areas Protection and Wildlife Urban Interface  
4 (WUI); also noting information on the Comp Plan website.
- 5 • **QUESTION:** Mr. Murphy notes WUI has been in place since 2015 but not  
6 implemented; asks if there is hope legislature will correct this?
  - 7 • **ANSWER:** Mr. Baker confirms there is a bill currently going through  
8 legislature, passed the House and in Senate on hearing today that  
9 addressed the issue; BoCC testified in support of it.
- 10 • **QUESTION/ANSWER:** Mr. Beam asks, and Mr. Baker confirms, there is a link to  
11 interactive wildlife maps that you can scroll through and view wildlife around  
12 the state; he will forward the link to the PC.

13 **6:52 pm**

- 14 • **QUESTION:** Mr. Shattuck notes it is clear that Alt 2 and 3 don't hit both targets;  
15 is the PC tasked to come up with what we think is closest, or to amend one Alt  
16 so that it meets both?
  - 17 • **ANSWER:** Mr. Baker notes one combined proposal that meets both is  
18 not possible; trying to stand between the two at middle is most  
19 difficult, the goal is probably to show that we are meeting one and  
20 why we opted for that as a focus and how we will best address the  
21 other even though we don't meet it.
- 22 • **QUESTION:** Mr. Beam asks where it lays out what each Alt proposes to do.
  - 23 • **ANSWER:** Mr. Baker will send page numbers in the EIS where  
24 numbers are broken out.
- 25 • Chair Phillips notes any PC questions that may come up following the meeting,  
26 should be forwarded to Clerk.

27 **G. General Public Comment**

- 28 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 29 • **SPEAKER: Anthony Jello, Port Orchard resident**
  - 30 • Comments regarding deterioration of Kitsap; watching kc deteriorate;  
31 options for SEPA and historic protections; Visit Kitsap brochure; we  
32 could have high rises in Kingston; Enetai Beach protection; UGAs;  
33 single bedroom homes; bio-diversity preservation.
- 34 • **SPEAKER: Kathie Lustig – Bremerton resident, Rozewood Estate, Save Enetai**
  - 35 • Comment regarding support for environmental protection expansion,  
36 UGAs and buildable areas; Enetai Beach area; wildlife corridor; Illahee

1 State Park and Illahee area plan; downzone areas and protections;  
2 brought Save Enetai handouts for PC.

3 • **SPEAKER: Elizabeth Nichols, Indianola Resident since 1986**

4 • Comments regarding results of poorly planned urban growth;  
5 Rayonier proposal and opposition comments; high income  
6 developments; UGAs and sprawl; impacts on quality of life,  
7 community, traffic, rural land use.

8 • **SPEAKER: Marla Powers, Port Gamble S’Klallam Tribe**

9 • Comments regarding submitted comments, from both Suquamish and  
10 Port Gamble S’Klallam Tribes and regular participation in public  
11 process; treaty rights.

12 • Mr. Baker apologizes, did not intend they had not been involved, just  
13 noting in the list of comments included thus far, theirs may not have  
14 been shown there yet.

15 • Ms. Powers appreciates response, notes the comments do appear on  
16 the list.

17 • **Chair Phillips** calls again for speakers; as there are no other speakers; **closes**  
18 **the floor to general speakers**

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

20 • PC appreciates community who have shown up and took time to join the  
21 meeting; encourages them to continue to come and share, bringing education  
22 and expertise from different backgrounds to the table.

23 **Meeting adjourned by unanimous consent.**

24 **Time of Adjournment: 7:13 pm**

25 **Minutes approved this** 26th **day of** March **2024.**

26

27

28

  
\_\_\_\_\_  
**Joe Phillips, Planning Commission Chair**

29

30

31

  
\_\_\_\_\_  
**Amanda Walston, Planning Commission Clerk**