| 1                     |                               | KITSAP COUNTY PLANNING COMMISSION                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2                     |                               | Administration Building - Commissioner's Chambers                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3                     |                               | September 18th, 2018 @ 5:30 pm                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 4<br>5<br>6<br>7<br>8 | made<br>reade<br><u>http:</u> | e minutes are intended to provide a summary of meeting decisions and, except for motions e, should not be relied upon for specific statements from individuals at the meeting. If the er would like to hear specific discussion, they should visit Kitsap County's Website at <a href="https://www.kitsapgov.com/dcd/pc/default.htm">//www.kitsapgov.com/dcd/pc/default.htm</a> and listen to the audio file (to assist in locating mation, time-stamps are provided below). |
| 10                    | Mem                           | bers present: Gina Buskirk (Chair), Karanne Gonzalez-Harless (Vice Chair), Kim Allen, Tom Nevins                                                                                                                                                                                                                                                                                                                                                                             |
| 11                    |                               | hillips, Richard Shattuck, Jim Svensson, Aaron Murphy                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 12                    | Mem                           | bers absent:                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13                    | <u>Staff</u>                  | <u>present</u> : Jim Bolger, Peter Best, Darren Gurnee, Dave Ward, Liz Williams, Amanda Walston (Clerk                                                                                                                                                                                                                                                                                                                                                                       |
| 14                    |                               | 5:30:05                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 15                    | A.                            | Call Meeting to Order, Introductions                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 16                    | В.                            | Adoption of Agenda                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 17                    |                               | <ul> <li>Motion: Joe Phillips moves to adopt the agenda as presented.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |
| 18                    |                               | <ul> <li>Second: Karanne Gonzales-Harless seconds.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 19                    |                               | <ul> <li>Vote: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |
| 20                    | C.                            | Approval of Minutes                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 21                    |                               | • 7/31/18 meeting minutes                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 22                    |                               | <ul> <li>Motion: Kim Allen moves to adopt the minutes as presented.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                               |
| 23                    |                               | Second: Joe Phillips seconds.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 24                    |                               | <ul> <li>Vote: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |
| 25                    |                               | • 08/21/18 meeting minutes                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 26                    |                               | <ul> <li>Motion: Karanne Gonzales-Harless moves to adopt the minutes as presented.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                |
| 27                    |                               | Second: Jim Svensson seconds.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 28                    |                               | <ul> <li>Vote: 7 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |
| 29                    |                               | 09/04/18 meeting minutes                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 30                    |                               | <ul> <li>Motion: Jim Svensson moves to adopt the minutes as presented.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                            |
| 31                    |                               | Second: Aaron Murphy seconds.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 32                    |                               | <ul> <li>Vote: 7 in favor; 0 opposed; 1 abstention – motion carries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              |
| 33                    |                               | 5:32:38                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 34                    | D.                            | Discussion – Requested Information and Documentation                                                                                                                                                                                                                                                                                                                                                                                                                         |

| 1<br>2               | •         | Chair Buskirk confirms all Planning Commission members have received the requested documents and attachments.                                                                                                                                                                                            |
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| 3<br>4<br>5<br>6     | •         | Jim Bolger, DCD Assistant Director, notes staff compiled and sent over 410 pages of numerous documents and records in response to the Planning Commission's request, as well as a message regarding the Department's feelings on how the Planning Commission should consider this information.           |
| 7<br>8               | •         | The Department believes the Staff Report and information provided in the record is adequate to make a recommendation on the proposed George's Corner amendment.                                                                                                                                          |
| 9<br>10<br>11        | •         | The Department acknowledges the Planning Commission's interest, and provided this information for optional, but not required, for review or consideration while in deliberations.                                                                                                                        |
| 12<br>13             | •         | The Department will perform a programmatic review of the 2018 Comprehensive Plan Amendment process and invites feedback from the Planning Commission.                                                                                                                                                    |
| 14<br>15<br>16<br>17 | •         | Chair Buskirk notes the review brought attention to current procedure and policy on how the County decides which amendments to sponsor; she believes this is a policy issue that should be deferred to later review and not included as part of current deliberation.                                    |
| 18<br>19             | •         | Mr. Bolger asks, and the Planning Commission wishes to take part in an after-action exercise to review the 2018 update process.                                                                                                                                                                          |
| 20                   | E. Delibe | rations: 2018 Comp plan amendment process                                                                                                                                                                                                                                                                |
| 21<br>22<br>23       | •         | Chair Buskirk notes Staff's request to consider a procedural motion that will, by unanimous approval, allow for adoption of the Findings of Fact at the same meeting during which deliberations and recommendation take place.                                                                           |
| 24<br>25<br>26       |           | <ul> <li>Ms. Gonzales-Harless asks, and Peter Best, DCD Planner, confirms any<br/>Minority Report would be referenced in the Findings, and later attached,<br/>and due by September 26, 2018.</li> </ul>                                                                                                 |
| 27<br>28<br>29<br>30 |           | <ul> <li>Mr. Best clarifies the reason for requesting this expedited action is the pressing schedule for the Board of County Commissioners (BoCC). If Findings are not approved tonight, it would likely cause the BoCC Work Study, Hearing and following actions to be delayed or cancelled.</li> </ul> |
| 31<br>32<br>33       |           | <ul> <li>Mr. Best clarifies that this motion is procedural only and includes no<br/>requirement that deliberations conclude, or recommendations be made at<br/>this meeting if the Planning Commission is not ready to do so.</li> </ul>                                                                 |
| 34<br>35             | •         | Motion: Kim Allen moves to waive the procedural rule, for this meeting, requiring Deliberation and Findings be approved at separate, subsequent meetings.                                                                                                                                                |
| 36                   |           | Second: Richard Shattuck seconds.                                                                                                                                                                                                                                                                        |
| 37                   |           | <ul> <li>Vote: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                         |
| 38<br>39<br>40       | •         | Ms. Allen states that she was the Hearing Examiner who wrote the decision on the original Conditional Use Permit for Ueland Tree Farm. To avoid any appearance of conflict, she will recuse herself from deliberations and voting on this item.                                                          |

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| 1<br>2<br>3                | • | Chair Buskirk restates that these are continued deliberations on four remaining items, and there is a current overall motion on the floor to adopt recommendation by Staff, as amended by the Planning Commission.                                                                                                                                                                           |
| 4<br>5                     | • | Mr. Best notes a document has been provided with a listing of the current motion and amendments thus far, as well as standard language options for consideration.                                                                                                                                                                                                                            |
| 6                          |   | 5:50:16                                                                                                                                                                                                                                                                                                                                                                                      |
| 7                          | • | GEORGE'S CORNER LAMIRD BOUNDARY ADJUSTMENT                                                                                                                                                                                                                                                                                                                                                   |
| 8<br>9                     | • | Mr. Best provides a brief review and description of the amendment as referenced in materials provided.                                                                                                                                                                                                                                                                                       |
| 10<br>11<br>12             |   | <ul> <li>Mr. Murphy asks about the administrative process, owner notification of<br/>affected property and other differences for the parcel being moved from<br/>inside to outside the LAMIRD boundary.</li> </ul>                                                                                                                                                                           |
| 13                         | • | Chair Buskirk asks to view the map of the short plat again                                                                                                                                                                                                                                                                                                                                   |
| 14<br>15<br>16<br>17<br>18 |   | <ul> <li>Mr. Best references a portion of the parcel, owned by Bill Broughton, that was part of a previously requested 2015 amendment to shift that portion to neighborhood commercial, which was denied. Staff's recommendation, at the time, was to redesignate the entire property as rural protection. The entire area is encumbered by wetlands and currently undevelopable.</li> </ul> |
| 19<br>20<br>21<br>22       |   | <ul> <li>Mr. Best acknowledges the understanding that some error occurred when<br/>calculating the property, however, specific technical requirements must be<br/>met to define as, or correct, a mapping error as such. Those requirements<br/>could not be met in this instance.</li> </ul>                                                                                                |
| 23<br>24<br>25             |   | <ul> <li>Legislative action provides a method to change zoning, in this case, there is<br/>no denial of use, since the area is totally encumbered, and the portion most<br/>developable is identified.</li> </ul>                                                                                                                                                                            |
| 26<br>27                   |   | <ul> <li>The Department has had contact with the land owner and expects to<br/>receive comment for possible consideration by the board.</li> </ul>                                                                                                                                                                                                                                           |
| 28<br>29<br>30             |   | <ul> <li>The land owner was not directly contacted by Staff, however, postcard<br/>notification was given, as part of the area-wide amendment process, and<br/>did include the land owner.</li> </ul>                                                                                                                                                                                        |
| 31<br>32                   | • | Mr. Svensson asks for a comparison of the 2016 LAMIRD boundary that was denied to this proposed boundary.                                                                                                                                                                                                                                                                                    |
| 33<br>34                   |   | <ul> <li>Mr. Best references attachment C2, and the map is shown in the Staff<br/>Report, noting differences between the two proposals.</li> </ul>                                                                                                                                                                                                                                           |
| 35<br>36                   | • | Ms. Gonzales-Harless recalls the original proposal to redesignate the whole area, and subsequently, a smaller area were both based on the land owner's request.                                                                                                                                                                                                                              |
| 37<br>38<br>39<br>40       |   | <ul> <li>Mr. Best references application materials in which the details of the original<br/>request and the narrative submitted with the SEPA Checklist may have led<br/>to some confusion, as the Staff Report mentioned redesignation of the<br/>entire area of Lot D, while the original request was for a portion of that lot.</li> </ul>                                                |

| 1  | <ul> <li>Mr. Best clarifies the request is described in the SEPA Checklist as well as</li></ul>        |
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| 2  | the narrative responses, which can be lengthier and sometimes redundant.                               |
| 3  | 6:04:03                                                                                                |
| 4  | <ul> <li>Tom Nevins notes that during previous lengthy proceedings, these properties were in</li></ul> |
| 5  | shown as rural protection or rural residential. Staff Reports, Recommendations and                     |
| 6  | maps do not appear to show or references the same things, making it difficult to vote                  |
| 7  | in favor of this without some documented clarification.                                                |
| 8  | <ul> <li>Mr. Best walks through the Summary materials provided, which were</li></ul>                   |
| 9  | intended to help guide through the multiple documents and changes.                                     |
| 10 | <ul> <li>The Department has discussed with County Legal Counsel, whose</li></ul>                       |
| 11 | determination is that the previous 2016 outcome was, at best, ambiguous                                |
| 12 | and this amendment needs to be processed to come to a resolution.                                      |
| 13 | <ul> <li>Chair Buskirk asks, and Mr. Best confirms that the 2016 report requested</li></ul>            |
| 14 | changes to Lot D, but the recommendation was made indicating changes to                                |
| 15 | Lot C and Lot D without analysis of Lot C. Notice would have been provided                             |
| 16 | to the affected parcel and the surrounding area.                                                       |
| 17 | <ul> <li>Ms. Gonzales-Harless asks about designations, on the short plat map, for</li></ul>            |
| 18 | drain field buffers. Mr. Best clarifies different marks on the map.                                    |
| 19 | <ul> <li>Chair Buskirk asks, and Mr. Best confirms the proposal complies with the</li></ul>            |
| 20 | Growth Management Act (GMA) requirements, and the LAMIRD boundary is                                   |
| 21 | not being made larger or smaller.                                                                      |
| 22 | <ul> <li>Discussion continues regarding split zoning and how the evaluation of both</li></ul>          |
| 23 | Lots C and D affected the recommendation in 2016 compared to current.                                  |
| 24 | <ul> <li>Mr. Nevins asks for, and Mr. Best provides a high level summary of the short plat</li></ul>   |
| 25 | process DCD follows, noting that split zones are not illegal, but are not desirable.                   |
| 26 | <ul> <li>Ms. Gonzales-Harless expresses concern that the 2016 Staff Report and analysis were</li></ul> |
| 27 | not included in the current proposal or materials, and therefore not available to the                  |
| 28 | Planning Commission or the public.                                                                     |
| 29 | <ul> <li>Mr. Best notes the 2018 Staff Report references, in two sections, the 2016</li></ul>          |
| 30 | report.                                                                                                |
| 31 | <ul> <li>Ms. Gonzales-Harless believes the entire 2016 Staff Report and</li></ul>                      |
| 32 | recommendation should have been included as well as the alternatives                                   |
| 33 | presented at that time. She believes this proposal is incomplete, the process                          |
| 34 | has been messy and should go back out for another review, noting that AICP                             |
| 35 | guidelines specify a 3-year review.                                                                    |
| 36 | <ul> <li>Chair Buskirk feels some of the issues have been resolved with the</li></ul>                  |
| 37 | explanation of different lots being analyzed, causing different                                        |
| 38 | recommendations in 2016 and today.                                                                     |
| 39 | <ul> <li>Ms. Gonzales-Harless disagrees.</li> </ul>                                                    |

| 1                    |   | <ul> <li>Ms. Allen and Mr. Shattuck agree that the explanation has been</li> </ul>                                                                                                                                                                                 |
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| 2 3                  |   | sufficient, while Mr. Shattuck notes the process could have been better.                                                                                                                                                                                           |
| 4<br>5               |   | <ul> <li>Mr. Nevins again raises concern that the commercial zoning referenced<br/>does not exist on the map.</li> </ul>                                                                                                                                           |
| 6<br>7               | • | Chair Buskirk calls the question: to approve the amendment as recommended by Staff.                                                                                                                                                                                |
| 8                    |   | <ul> <li>VOTE: 5 in favor; 3 opposed; no abstentions – motion carries.</li> </ul>                                                                                                                                                                                  |
| 9                    |   | 6:31:02                                                                                                                                                                                                                                                            |
| LO                   | • | UELAND TREE FARM                                                                                                                                                                                                                                                   |
| l1<br>l2             | • | Ms. Allen will leave the meeting briefly, again noting her recusal from the Ueland Tree Farm matter.                                                                                                                                                               |
| 13<br>14<br>15<br>16 | • | Liz Williams briefly reviews the proposed amendment and process thus far, noting that Mr. Nevins asked about a letter from the Chico Creek Task Force, referenced during public testimony, which is included as #29 in the Comment Matrix distributed on 08/21/18. |
| L7                   |   | <ul> <li>Mr. Svensson asks if the concerns in the letter have been addressed.</li> </ul>                                                                                                                                                                           |
| 18<br>19             |   | <ul> <li>Ms. Williams details the department's response to the concerns, noting that<br/>the letter and the response are also included as part of the record.</li> </ul>                                                                                           |
| 20<br>21             | • | Chair Buskirk calls the question, to approve the amendment as recommended by Staff.                                                                                                                                                                                |
| 22                   |   | <ul> <li>VOTE: 7 in favor; 0 opposed; no abstentions – motion carries</li> </ul>                                                                                                                                                                                   |
| 23                   |   | 6:40:39                                                                                                                                                                                                                                                            |
| 24                   | • | CULBERTSON                                                                                                                                                                                                                                                         |
| 25<br>26<br>27       | • | Ms. Williams briefly reviews the proposed amendment and process thus far, specifically noting the differences between the two proposed (Ueland and Culbertson) Mineral Resource Overlay applications, and the processes.                                           |
| 28<br>29             | • | Mr. Shattuck asks Ms. Williams about the blasting exercise referenced in the previous meeting.                                                                                                                                                                     |
| 30<br>31<br>32       |   | <ul> <li>Ms. Williams notes DCD was able to borrow a noise meter from the City of<br/>Bainbridge Island, to observe a scheduled blast and evaluate noise levels in<br/>the area.</li> </ul>                                                                        |
| 33<br>34<br>35       |   | <ul> <li>While Staff are not certified operators, readings were obtained from Sand<br/>Dollar Lane, near a home in very close proximity to the site, which was<br/>referenced in much of the public comment received.</li> </ul>                                   |
| 36<br>37             |   | <ul> <li>Readings were taken during rock crushing, as well as 5 minutes prior and<br/>again at 1 minute prior, to the crushing, at which points a siren sounds.</li> </ul>                                                                                         |

| 1              | <ul> <li>Ms. Williams, in her personal experience, equates the sound to a sharp</li></ul>                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2              | crack of lightning and feeling a wave of pressure. None of these sound                                                                                                                                 |
| 3              | levels exceeded those allowed for in County Code, although blasting is                                                                                                                                 |
| 4              | specifically exempted from the noise ordinance.                                                                                                                                                        |
| 5              | <ul> <li>Chair Buskirk notes the decision before the Planning Commission relates to zoning,</li></ul>                                                                                                  |
| 6              | not noise levels, while there is clear discord and likely strained relationships with                                                                                                                  |
| 7              | neighboring property owners. Staff has stated the intent of this recommendation is to                                                                                                                  |
| 8              | add a requirement for public comment to the process.                                                                                                                                                   |
| 9              | <ul> <li>Ms. Williams clarifies that if the overlay is approved, but the revision to</li></ul>                                                                                                         |
| 10             | code was not approved, a Conditional Use Permit would not be required.                                                                                                                                 |
| 11             | <ul> <li>Ms. Gonzales-Harless expresses concern that the Comprehensive Plan and policies</li></ul>                                                                                                     |
| 12             | seem inadequate when compared to Pierce or King County regarding Mineral                                                                                                                               |
| 13             | Resources and these kinds of operations.                                                                                                                                                               |
| 14             | <ul> <li>Ms. Williams believes the County last reviewed this section was in 1990.</li> </ul>                                                                                                           |
| 15             | <ul> <li>Ms. Gonzales-Harless asks if a recommendation to review the policies can</li></ul>                                                                                                            |
| 16             | be included with Findings for this amendment.                                                                                                                                                          |
| 17             | <ul> <li>Mr. Best notes that the Findings would relate to a recommendation</li></ul>                                                                                                                   |
| 18             | on this amendment, but the Planning Commission could encourage a                                                                                                                                       |
| 19             | review of the policy.                                                                                                                                                                                  |
| 20             | <ul> <li>Discussion continues regarding requiring modifications to setbacks, noise monitoring,</li></ul>                                                                                               |
| 21             | or other ways to incorporate some controls or protection.                                                                                                                                              |
| 22             | <ul> <li>Staff notes these details are not known, as they would be submitted at the</li></ul>                                                                                                          |
| 23             | time of application for the Conditional Use Permit.                                                                                                                                                    |
| 24             | <ul> <li>Mr. Murphy asks for clarification on what is being recommended for approval, by</li></ul>                                                                                                     |
| 25             | revising the code and the overlay.                                                                                                                                                                     |
| 26             | <ul> <li>Ms. Williams notes that if the request for the Overlay is denied, the</li></ul>                                                                                                               |
| 27             | Aggregate Extraction use is currently allowed under a Conditional Use                                                                                                                                  |
| 28             | Permit. If the overlay is approved, the use will be permitted outright and no                                                                                                                          |
| 29             | public review or hearing is required.                                                                                                                                                                  |
| 30             | 7:08:20                                                                                                                                                                                                |
| 31             | <ul> <li>Discussion continues regarding the effects and compatibility on neighboring</li></ul>                                                                                                         |
| 32             | properties, as well as what is appropriate to include in Findings.                                                                                                                                     |
| 33<br>34<br>35 | <ul> <li>Mr. Shattuck clarifies that Staff stated a CUP is currently required in this zone, but if the Mineral Resource Overlay is approved, that will make this ar outright permitted use.</li> </ul> |
| 36             | <ul> <li>Mr. Shattuck suggests a motion to amend item 4H in the Findings as not</li></ul>                                                                                                              |
| 37             | compatible.                                                                                                                                                                                            |
| 38             | Kim Allen returns to the meeting.                                                                                                                                                                      |
| 39             | 7:15:01                                                                                                                                                                                                |

| 1                        | BREAK                                                                                                                                                                                                                                                                                                                                              |
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| 2                        | 7:22:35                                                                                                                                                                                                                                                                                                                                            |
| 3                        | <ul> <li>Mr. Shattuck withdraws his motion and will propose later at the adoption of Finding</li> </ul>                                                                                                                                                                                                                                            |
| 4                        | Motion was not seconded.                                                                                                                                                                                                                                                                                                                           |
| 5<br>6<br>7              | <ul> <li>Ms. Allen asks if it is possible for the Planning Commission to approve the proposed<br/>code change, which would require a Conditional Use Permit for the Mineral Resourc<br/>Overlay process; while not approving the actual site-specific application.</li> </ul>                                                                      |
| 8<br>9<br>10<br>11<br>12 | <ul> <li>Discussion continues and Ms. Williams confirms that the Planning<br/>Commission could make a separate recommendation for each part of the<br/>Staff Recommendation, which includes approval of the site-specific<br/>application itself and the code revision to require a CUP for the MRO<br/>designation.</li> </ul>                    |
| 13                       | 7:30:25                                                                                                                                                                                                                                                                                                                                            |
| 14<br>15<br>16<br>17     | <ul> <li>Motion: Kim Allen moves to consider each issue separately; one to consider adding<br/>a Conditional Use Permit requirement to the Mineral Resource Overlay; and as a<br/>separate consideration, approval of the site-specific application for the Culbertson<br/>property.</li> </ul>                                                    |
| 18                       | Richard Shattuck seconds.                                                                                                                                                                                                                                                                                                                          |
| 19                       | <ul> <li>VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                   |
| 20                       | 7:31:45                                                                                                                                                                                                                                                                                                                                            |
| 21<br>22<br>23           | <ul> <li>Chair Buskirk calls the first bifurcated section of the question: to concur with Staff'<br/>recommendation to approve the Culbertson site-specific application to add a<br/>Mineral Resource Overlay.</li> </ul>                                                                                                                          |
| 24                       | <ul> <li>VOTE: 1 in favor; 7 opposed; motion does not carry.</li> </ul>                                                                                                                                                                                                                                                                            |
| 25<br>26<br>27<br>28     | <ul> <li>Chair Buskirk reads the remaining bifurcated section of the Motion: to concur with<br/>Staff's recommendation to adopt revisions to the Kitsap County Code to change<br/>categorical use 602, aggregate extraction site, from a permitted use to a condition<br/>use in the Mineral Resource Overlay zone (see Attachment C3).</li> </ul> |
| 29<br>30<br>31           | <ul> <li>Aaron Murphy moves to accept the Staff recommendation for approval of<br/>the above-stated code revision to change the use for permitted to<br/>conditional.</li> </ul>                                                                                                                                                                   |
| 32                       | Kim Allen seconds.                                                                                                                                                                                                                                                                                                                                 |
| 33                       | <ul> <li>VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                   |
| 34<br>35                 | <ul> <li>POINT OF ORDER: Mr. Nevins notes a motion, from 09/04/18, to table deliberation of<br/>the Hanley site-specific application to the next meeting, is currently active.</li> </ul>                                                                                                                                                          |
| 36<br>37                 | <ul> <li>Motion: Kim Allen motions to remove the Hanley site-specific application from the<br/>table, returning it to the floor for action.</li> </ul>                                                                                                                                                                                             |
| 38                       | • Tom Nevins seconds.                                                                                                                                                                                                                                                                                                                              |

| 1                                                  | <ul> <li>VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2<br>3<br>4                                        | <ul> <li>Mr. Best briefly reviews the proposed amendment and process thus far, noting the<br/>reason for tabling discussion was in part to allow for research regarding legal language<br/>for deferral, which has been revised and provided,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5<br>6<br>7<br>8                                   | <ul> <li>Discussion continues regarding the timeline of the establishment of the business and<br/>zoning, surrounding properties as well as a time frame for deferral for consideration.</li> <li>It is also noted that staff has stated, several times, the intent is not to shut the<br/>business down, but to find a solution that resolves the issues in conflict.</li> </ul>                                                                                                                                                                                                                                                                                       |
| 9<br>10<br>11                                      | <ul> <li>Motion: Richard Shattuck moves to amend the current staff recommendation to the<br/>BoCC that the application be deferred for consideration in the next Comprehensive<br/>Plan amendment cycle, in 2019.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 12                                                 | <ul> <li>Tom Nevins seconds.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13                                                 | <ul> <li>VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 14                                                 | 7:48:13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 15                                                 | Chair Buskirk closes deliberations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 16                                                 | 7:49:02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17                                                 | <ul> <li>Mr. Best requests, and Chair Buskirk calls for a short recess.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 18                                                 | 8:03:18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 19<br>20                                           | <ul> <li>Chair Buskirk calls the question for the Main Motion: to approve Staff's<br/>recommendations, as amended by the Planning Commission.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 21<br>22<br>23                                     | <ul> <li>Chair Buskirk reiterates Kim Allen has recused herself from consideration or<br/>voting on the Ueland Tree Farm site-specific amendment, as such she takes<br/>no position on that matter.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 24                                                 | <ul> <li>VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 25                                                 | F. FINDINGS OF FACT –                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 26<br>27                                           | <ul> <li>Mr. Best describes the revision to the Findings of Fact, reflecting no changes to<br/>proposed findings for George's Corner or Ueland Tree Farm.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 28<br>29<br>30<br>31<br>32<br>33<br>34<br>35<br>36 | • For Culbertson, Mr. Best notes edited, highlighted language displayed on the screen reads, for Finding #4: On 9/18/18 the Kitsap County Planning Commission deliberated and determined that the proposed Mineral Resource Overlay designation is not compatible with the neighboring properties and the Rural Protection Zone. The Planning Commission recommended denial, of the requested Mineral Resource Overlay, recommended adoption of the revision to kcc 17.410.042, making Aggregate Extraction a Conditional use, and the Planning Commission recommended the County complete a countywide Mineral Resource Inventory, consistent with Land Use Policy 78. |
| 38<br>39                                           | <ul> <li>Finding #5 has been revised with strikeout language. It now addresses the<br/>amendment as it has been revised by the Planning Commission.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| 1<br>2  | <ul> <li>For Hanley, Section 13, Finding #4 has been presented as revised, to defer<br/>consideration of the Hanley application to the next review cycle in 2019.</li> </ul> |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3       | <ul> <li>Motion: Jim Svensson moves to adopt the Findings of Fact as amended.</li> </ul>                                                                                     |
| 4       | <ul> <li>Joe Phillips seconds.</li> </ul>                                                                                                                                    |
| 5       | <ul> <li>VOTE: 8 in favor; 0 opposed; 0 abstentions – motion carries.</li> </ul>                                                                                             |
| 6       | <ul> <li>Chair Buskirk asks when a Minority Report must be filed.</li> </ul>                                                                                                 |
| 7       | <ul> <li>Mr. Best requests a date of 09/25/18.</li> </ul>                                                                                                                    |
| 8       | G. GOOD OF THE ORDER                                                                                                                                                         |
| 9<br>10 | <ul> <li>The 10/02/18 meeting may be cancelled, although it may be possible that Open Space<br/>Applications may be added. The Clerk will update.</li> </ul>                 |
| 11      | Time of Adjournment: 8:13:51                                                                                                                                                 |
| 12      | Minutes approved this day of                                                                                                                                                 |
| 13      |                                                                                                                                                                              |
| 14      |                                                                                                                                                                              |
| 15      | Gina Buskirk, Planning Commission Chair                                                                                                                                      |
| 16      | Kips Ollen Dohog                                                                                                                                                             |
| 17      |                                                                                                                                                                              |
| 18      | Survey de Médiates Planning Commission Clark                                                                                                                                 |
| 19      | Amanda Walston, Planning Commission Clerk                                                                                                                                    |