

**KITSAP COUNTY PLANNING COMMISSION**

**Zoom Webinar**

<https://us02web.zoom.us/j/84676970241>

**Dial In: (253) 215-8782 Webinar ID: 846 7697 0241 Passcode: 589580**

**November 9, 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, Steven Boe, Aaron Murphy

Planning Commission (PC) Members absent: Stacey Smith

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

**5:31 pm**

**A. Introductions**

**B. Virtual Meeting Protocol**

**C. Adoption of Agenda**

- Chair Phillips notes this is a Special Meeting, and Deliberations for the Zoning Use Table item was continued from the previous Planning Commission (PC) meeting on 10/26/2021.
- **MOTION:** Mike Eliason moves to adopt the agenda as presented.
- **SECOND:** Alan Beam
- **VOTE: Unanimous in Favor – Motion Carries**

**5:35 pm**

**D. DELIBERATIONS: Zoning Use Table Update – Melissa Shumake, Department of Community Development (DCD) Planning & Environmental Programs (PEP) Planner (approx. 60 min)**

- Chair Phillips notes the PC will resume working through Deliberations on Part 2 of the Comment Response Matrix.
- Ms. Shumake notes the remaining Comments, Reference # 8, 10 and 13, all relate to Limited Areas of More Intensive Rural Development (LAMIRDs); Staff

- 1 proposed recommended revisions are based on state laws and basically revised  
2 LAMIRD zones and pre-existing uses; asks PC's preference for review.
- 3 • Ms. Shumake asks, and Chair Phillips confirms, the PC will focus review of the  
4 LAMIRD Residential Use Section first.
- 5 • **QUESTION/ANSWER:** Kari Kaltenborn-Corey asks, and Staff confirms, duplex  
6 will remain permitted in residential areas, but not Multi-Family.
- 7 • **QUESTION/ANSWER:** Mr. Eliason asks, and Ms. Shumake confirms, changes  
8 are identical in all LAMIRDs, including Keyport.
- 9 • Aaron Murphy notes it seems like opportunities to create housing  
10 density would be encouraged in LAMIRDS; higher level concern that if  
11 this was written in 2002, Kitsap has grown, should alternate use be  
12 considered.
- 13 • Angie Silva, DCD Assistant Director, notes Case Law has verified  
14 purpose, intent and definition lies with certain LAMIRD types; Kitsap  
15 County was challenged on Type 1 with George's Corner; the Growth  
16 Management Hearings Board (GMHB) went back to review line by line  
17 whether a use was allowed vs. permissibility; Kitsap also supported  
18 and provided input on two LAMIRD bills supporting flexibility on  
19 GMHB challenges as well as types and categories of affordable  
20 housing, but they did not make it through legislature.
- 21 • **MOTION:** Kari Kaltenborn-Corey moves to accept changes to the LAMIRD  
22 RESIDENTIAL USES SECTION as proposed by staff.
- 23 • **SECOND:** Aaron Murphy
- 24 • **VOTE: UNANIMOUS IN FAVOR – MOTION CARRIES**
- 25 • Ms. Shumake begins review of the LAMIRD COMMERCIAL USE TABLE
- 26 • **QUESTION:** Ms. Kaltenborn-Corey asks, in HOTEL & HOSPITALITY CATEGORY,  
27 why Resort is going back to Prohibited while Hotel/Motel moved from  
28 Conditional Use Permit (CUP) to Administrative CUP (ACUP).
- 29 • **ANSWER:** Ms. Shumake notes Hotel/Motel was already a use; while  
30 Resort was a change in intensity.
- 31 • **MOTION:** Amy Maule moves to approve changes as proposed by staff in the  
32 HOTEL & HOSPITALITY CATEGORY.
- 33 • **SECOND:** Kari Kaltenborn-Corey
- 34 • **DISCUSSION:** Mr. Murphy has concerns about limiting applicant/developer  
35 decisions in a LAMIRD when there are multiple other opportunities for review,  
36 approval, and denial throughout the process; seems like LAMIRDS should  
37 encourage, not take away options.

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- **VOTE: 6 In Favor; 2 Opposed – Motion Carries**

- Ms. Shumake begins review of RETAIL SECTION proposed changes.
- **QUESTION/ANSWER:** Chair Phillips asks, and Darren Gurnee, DCD PEP Planner, confirms, the definition of Fuel/Charging Station WITH a convenience store would allow a car wash
- **MOTION:** Kari Kaltenborn-Corey moves to approve changes to the RETAIL section of the Commercial LAMIRD Use Table as proposed by staff.
- **SECOND:** Amy Maule
- **QUESTION:** Mr. Murphy asks when the 2<sup>nd</sup> set of revisions and changes based on public comment were made, and why those led to edits of changes made based on 1<sup>st</sup> set of comments.
  - **ANSWER:** Mr. Gurnee notes Outreach Workshops led to the proposed changes; but additional comments specific to LAMIRDS came out following those workshops and during public comment.
  - Ms. Shumake notes feedback came from multiple sources, not only from stakeholders in specific areas.
  - Mr. Murphy questions whether a broad cross-section came up with ideas and led to staff proposed changes; followed by a small group’s comments and attorneys to scare those changes off.
  - Ms. Kaltenborn-Corey KKC notes the initial Outreach events happened quite some time ago and opinion may have changed over time or as the public learned more about the project; doesn’t view the second revisions as being scared off; believes if this is their feedback, we should consider it; notes level of growth is intensifying.
- **VOTE: 6 in Favor; 2 opposed – Motion carries**

**6:12 pm**

- Ms. Shumake reviews OFFICES & SERVICES CATEGORIES.
- **MOTION:** Amy Maule moves to approve the changes to OFFICES & SERVICES CATEGORIES as proposed by staff.
- **SECOND:** Kari Kaltenborn-Corey
- **QUESTION:** Mr. Eliason notes familiarity with LAMIRDS, and Keyport, Manchester, and Suquamish all have Automotive, Residential Commercial Mixed Use Home Businesses, asks if they would be prohibited with changes.
  - **ANSWER:** Ms. Shumake confirms the changes would only apply to standalone businesses.

- 1 • **QUESTION/ANSWER:** Mr. Murphy, asks, and Staff confirms, voting in  
2 opposition would remove the 2<sup>nd</sup> set of draft revisions, and revert to the 1<sup>st</sup>  
3 Draft Ordinance changes.

- 4 • **VOTE: 5 in favor; 3 opposed – Motion carries**

5 **6:18 pm**

- 6 • Ms. Shumake begins reviewing OTHER COMMERCIAL USES.
- 7 • **QUESTION:** Mr. Murphy asks about internal discussion on language and  
8 definition for Shared Work and Maker Space, which was removed in this draft.
  - 9 • **ANSWER:** Ms. Shumake notes the definitions were accurate, but the  
10 general decision was that Shared Work and Maker Space are too  
11 different, may need to be separated out; maker space is a much more  
12 intense use depending on what kind of activity, could be simple  
13 painting, could be glass blowing, metal work, etc.
  - 14 • Liz Williams, DCD PEP Interim Manager, reviews definition on screen,  
15 noting staff felt it was too broad to be included at this time.
  - 16 • Ms. Maule believes that both could be a huge benefit to a small  
17 community; they do come in a wide variety of scales, some very  
18 small; believes this would be a good opportunity for a CUP or ACUP to  
19 help temper the scale, and still provide this great opportunity; also  
20 believes botanical garden is also a great local resource; doesn't see  
21 the need to prohibit in these areas; Mr. Murphy agrees.
- 22 • **MOTION:** Amy Maule moves to strike proposed changes to Shared  
23 Work/Maker Space, Arboreta, Botanical Garden, and Club.
- 24 • **SECOND:** Kari Kaltenborn-Corey
  - 25 • **MOTION TO AMEND:** Kari Kaltenborn-Corey moves to amend the  
26 motion by replacing it with 'strike the changes to Arboreta, Botanical  
27 Garden and Club, and change Shared Work/Maker Space to ACUP.'
  - 28 • **SECOND:** Mike Eliason
    - 29 • **VOTE: (on amendment) 7 in favor 1 opposed – Motion Carries**
    - 30 • **VOTE: (on amended Main Motion) 7 in favor 1 opposed – Motion**  
31 **Carries**
- 32 • Ms. Shumake review INSTITUTIONAL section.
- 33 • **MOTION:** Mike Eliason motions to approve changes to INSTITUTIONAL section  
34 as proposed by staff.
- 35 • **SECOND:** Amy Maule
- 36 • **DISCUSSION:** Whether changes meet recommendation of the Port of Kingston.

- 1 • Ms. Williams notes these will not be applicable to the Port of Kingston, only to  
2 LAMIRDS, and the Port is in other zones.
- 3 • Ms. Murphy asks for definition of Transportation Terminals Marine & Non-  
4 Marine; Ms. Williams displays on screen; Ms. Maule asks, and Ms. Williams  
5 confirms, Non-Marine could include a bus depot, for example.
- 6 • Mr. Eliason asks about input from Ports of Keyport or Manchester; Ms.  
7 Shumake notes Mt. Gurnee attended the All-Ports meeting in initial draft  
8 outreach, but neither submitted formal comment.
- 9 • Mr. Beam notes a vote in favor would prohibit terminals in all cases,  
10 eliminating a Port in any of the LAMIRDS; Ms. Shumake clarifies it would leave  
11 the ACUP in the two Rural Employment Center LAMIRDS.
- 12 • Mr. Murphy notes it could create an unfair advantage for Port of Kingston;  
13 areas south like Brownsville, etc. may want to try for this; ACUP is a hard  
14 process where beneficial projects could get stuck and never built.
- 15 • Ms. Maule believes from a public transit perspective these opportunities could  
16 be beneficial.
- 17 • Mr. Beam notes if they have a Port, they have a Commission.

18 • **VOTE: 0 in favor; 8 opposed – Motion fails**

19 **6:42 pm**

- 20 • Ms. Shumake reviews INDUSTRIAL section.
- 21 • **MOTION:** Aaron Murphy moves to adopt changes to the INDUSTRIAL SECTION  
22 as proposed by staff.
- 23 • **SECOND:** Amy Maule
- 24 • **DISCUSSION:** Clarification that Storage Indoor is to prohibit the primary use of  
25 storage, if a business has an accessory storage, that would be allowed; Staff  
26 confirms there is no size breakdown.
- 27 • Mr. Murphy asks, and Staff confirms, Indoor/Outdoor storage facilities are  
28 prohibited in neighborhoods, so any in place are grandfathered.
- 29 • **VOTE: 0 in Favor; 7 Opposed; 1 abstain – Motion fails**
- 30 • Ms. Shumake reviews RESOURCE, ACCESSORY USE; noting Accessory Use or  
31 Structure is changed to clarify that all will be going to Permitted.
- 32 • **QUESTION:** Mr. Murphy asks why Aquaculture is proposed to be different.
  - 33 • **ANSWER:** Ms. Silva notes in addition to zoning regs, the Shoreline  
34 Master Program Update also regulates Aquacultural uses within  
35 shoreline jurisdiction; so, depending on the specific designation it  
36 prohibits or allows certain uses; this brings the two together.





- 1 • Mr. Murphy notes the combined effort stretched over many meetings and  
2 many years; believes there has been a good process and effort put forward to  
3 work through it all; gives credit to staff; would not throw out all the work that  
4 has gone into this because he didn't win a vote somewhere along the way.
- 5 • Mr. Beam believes the complexity and size of this process is much too large.
- 6 • Ms. Silva notes the Board of County Commissioners (BoCC) is working on that;  
7 the GMA requires certain intervals; they have been breaking out different code  
8 and sections that have been split to fit into those intervals
- 9 • **VOTE ON THE MAIN MOTION TO APPROVE THE CHANGES PROPOSED BY**  
10 **STAFF AS AMENDED: 7 in favor; 1 opposed – Motion Carries**
- 11 • Chair Phillips notes there is still an opportunity to participate and speak during  
12 the public hearing process before the BoCC.

13 **7:34 pm**

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

- 15 • Appreciation is expressed by and for Staff and the PC, present and past.
- 16 • Ms. Silva will be leaving Kitsap County at the beginning of December; Mr.  
17 Eliason will be leaving the PC after this term; appreciation is expressed.
- 18 • **MOTION:** Mike Eliason moves to adjourn the meeting.
- 19 • **SECOND:** Steven Boe
- 20 • **VOTE: Unanimous in Favor – Motion Carries**

21  
22 **Time of Adjournment: 7:46 pm**

23 **Minutes approved this 21st day of December 2021.**

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26 **Joe Phillips, Planning Commission Chair**

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28 **Amanda Walston, Planning Commission Clerk**  
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