

Kitsap County Planning Commission Minutes – July 7, 2020

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar –

<https://us02web.zoom.us/j/84645323256>

OR Dial In: (253) 215-8782 Webinar ID: 846 4532 3256 Password: 344627

July 7, 2020 @ 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).

Members present: Mike Eliason (Chair), Joe Phillips (Vice Chair), Alan Beam, Amy Maule, Kim Allen, Richard Shattuck

Members absent: Ed Galliway, Jim Svensson

Staff present: Angie Silva, Shawn Alire, Scott Diener, Dave Tucker, Dave Ward, Jeff Rimack, Liz Williams, Amanda Walston (Clerk)

5:33:00 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Joe Phillips moves to adopt the agenda as presented
- **SECOND:** Amy Maule
- **VOTE: 7 in Favor; 0 Opposed – Motion carries**

D. Adoption of Minutes

- 06/02/20 Minutes
- No additions
- **MOTION:** Aaron Murphy moves to adopt the minutes as presented / corrected
- **SECOND:** Mr. Phillips
- **VOTE: 7 in Favor; 0 Opposed – Motion carries**
- 06/16/20 Minutes deferred to next regular meeting

5:38

E. General Public Comment

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- **Chair Eliason opens the floor** to speakers wishing to provide testimony on subjects or items not listed on tonight’s agenda; will limit speaking time to 3 minutes.
 - **SPEAKER:** Richard A Brown, Kitsap Resident & Business Owner of Kitsap Commercial Group
 - Has testified before the Planning Commission (PC) for over 50 years; has general comment that the relationship between staff and the PC is not a rubber stamp, the PC represents the citizens; believes staff today prepares reports and asks for approval, and if not given, response is they might have to stop the process if you include something else like ADUs, as mentioned in the last meeting.
 - PC role is to represent the citizens; understand there is a housing crisis coming, there will be no affordable, regular housing available. We are at \$200 per square foot (sq-ft), close to \$225 and heading to \$300 per sq-ft, where a 1,500 sq-ft house will cost \$450,000 in Kitsap County; believes PC is of, by and for the people not government and staff follows other reasons such as grant funding, refuses to get rid of ordinances that do not work and piles regulations on developers and the ordinary public.
 - Currently, you can’t do a Short Plat by yourself, you need an engineer, a geo-tech and others, those all cost money; property owners can no longer afford to give their children property because they can’t afford the fees; does not believe this is realistic.
 - Suggests the PC does not just generally approve staff’s recommendations; believes the devil made them do it; the devil is the DOE, the Indian Tribes and every other government agency interfering in the rights of the public to have affordable housing.
 - When affordable housing disappears, as it has in Kitsap County, rents rise beyond what the ordinary person can pay; the apartments I used to own rented for \$800 – 900 a month and now are renting for \$1,800 – 2,000 per month; how can we keep kids home if we continue to pass these; believes the Growth Management Act has destroyed housing and everyone knows it; while socialists in Olympia control everything nothing will change; believes Kitsap must stand up for itself and not allow a situation where Navy personnel can no longer afford to live
 - A stormwater pond used to cost around \$35,000 to build, imagine now it is close to \$100,000 – 150,000 to build a subdivision.
 - Chair Eliason asks if Mr. Brown would like to hold stormwater comments until the Public Hearing on

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1 proposed Stormwater Design Manual changes, so they
2 can be entered into the record.

3 • (Mr. Brown continues) A person making \$35,000 a year cannot afford
4 to buy a house; has been telling the PC and Board of County
5 Commissioners (BoCC) if we continue to deny Urban Growth Areas
6 (UGAs), there won't be any more housing.

7 • Chair Eliason calls again for speakers, seeing and hearing none, **closes the floor**
8 **to speakers.**

9 **5:44:00**

10 **F. Announcements**

11 • Chair Eliason calls for announcements from the Planning Commission (PC) or
12 Department of Community Development (DCD) Staff.

13 • Liz Williams, DCD Planning & Environmental Programs (PEP) Supervisor, notes
14 the Zoning Use Table schedule has shifted; due to COVID related delays, the
15 07/07/20 Work Study and 07/21/20 Public Hearings have been postponed, as
16 DCD wants to be sure the public has time to review materials; working to
17 confirm schedule, and look to come back to the PC in August.

18 • Mr. Beam notes the delay could signal big changes, asks when the
19 documents will be ready for review.

20 • Ms. Williams notes the delay is mainly due to staff capacity, not
21 necessarily a major change; as the schedule solidifies, the PC will be
22 updated.

23 **5:48 pm**

24 **G. Public Hearing: Stormwater Design Manual (SDM) Update – Angie Silva, DCD** 25 **Assistant Director and Dave Tucker, Public Works (PW) Assistant Director**

26 • Ms. Silva introduces additional PW Staff: Michele Filley – Program Supervisor,
27 Michelle Perdue – Program Manager; DCD Staff: Scott Diener – Development
28 Service & Engineering (DSE) Program Manager, Shawn Alire – DSE Program
29 Supervisor, Jenifer Lawrence – DSE Engineer; and Project Consultants: Robin
30 Kirschbaum, Katie Wingrove and Rebecca Dugopolski.

31 • Ms. Silva presents a brief overview of the proposed Stormwater Design Manual
32 Update, including project timeline to date as well as materials provided for
33 tonight's meeting and hearing, including the Executive Summary, Staff Report,
34 Public Comment Response Matrix, Title 12 Redline Changes, Summary of
35 Changes, Proposed Changes to SDM Volume 1 – 1st and 2nd Drafts, Proposed
36 Changes to SDM Volume 1 Figures.

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- 1 • As of today, no appeals received or filed on the SEPA Determination. Staff does
2 recommend, while we do solicit verbal testimony to allow commenters the
3 chance to provide comment following this hearing.
- 4 • **QUESTION:** Chair Eliason asks, and Ms. Silva confirms, no other comments
5 were received, other than those from Kitsap Alliance of Property Owners
6 (KAPO) or Kitsap Builders' Association (KBA); Receipt of any additional State
7 Environmental Protection Act (SEPA) has not been verified yet.

8 **5:51:00**

- 9 • **Chair Eliason opens the Public Hearing, will allow speakers 5 minutes**
10 **speaking time.**

- 11 • **SPEAKER:** Bill Palmer

- 12 • Has procedural question for staff. Yearly GMA Updates, which seem
13 to apply to all ordinances as well as Comp Plan Amendments (CPA),
14 how can we proceed in 2020 with an amendment to Title 12
15 Stormwater Code, when we have already used up the 2020 CPA?
16 Would like staff to answer prior to providing comments on behalf of
17 KAPO.

- 18 • Chair Eliason notes this hearing is for public input, not
19 debate, but if staff is willing, it will be allowed.
- 20 • Mr. Palmer believes it is a question for clarification, not a
21 debate.
- 22 • Ms. Silva, clarifies, consistent with GMA, any
23 development code updates that do not trigger Comp
24 Plan policy, plan goals and policy edits, do not require
25 annual docketing; the goals and policies in the current
26 Comp Plan are consistent with the proposal, and do not
27 trigger a CPA, subject to the once yearly shot
28 amendment process through Title 21.

29 •

- 30 • (Mr. Palmer continues) Stands by written comments submitted on
31 behalf of KAPO. On review, found staff response to the comments
32 from KBA and engineers interesting that with one exception,
33 everything submitted as a comment or critique resulted in no change;
34 believes this is odd and deserves scrutiny by PC and BoCC.
- 35 • Relative to KAPO, the 1st question on what is problem we are trying to
36 solve, staff response was, compliance with permits and DOE; believes
37 this is inadequate, doesn't answer the question, only discusses
38 compliance; would like to submit another letter in response to staff's
39 response to KAPO comments, because besides being somewhat

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1 predictable, believes it isn't a fair treatment of the questions and
2 issues proposed in the letter; will try to submit by Friday but may take
3 a little longer.

- 4 • KAPO comments are extensive, but to close input, there was no
5 response to the challenge to the impacts to the ordinances or design
6 regulations these represent, on the cost of housing. It is a huge issue,
7 as Dick Brown tried to point out and what he addressed, and so far
8 we don't see any initiative from Kitsap County to address it, based on
9 report from Echo Northwest, we are falling behind by 800 housing
10 units per year, with no plans to approve housing; with draconian
11 standards, we aren't going to make any progress from the past 7
12 years; as we continue to fall behind, the further we fall behind, the
13 cost of housing continues to rise, we are already at a cost beyond the
14 median income can afford.

15 **6:01:00**

- 16 • **SPEAKER:** Pat Fuhrer, Engineer at Maps Limited, one of several engineers who
17 provide comments on the SDM proposal.
- 18 • Won't go into matrix, but echoes Mr. Palmer's sentiments as well; we have
19 made comments over the past several manuals, and staff responds that it's
20 due to DOE; wants to ask staff, first: what has Kitsap spent to date on redoing
21 the SDM? Second, why do citizens of this County have to keep paying to re-do
22 this, instead of just adopting the manual direct from DOE, why do we have to
23 have special standards in Kitsap County that are more stringent than DOE.

24 **6:03:00**

- 25 • **Chair Eliason closes the oral testimony portion of the hearing.**
- 26 • As Mr. Palmer requested an extension of the deadline for comment
- 27 • Mr. Beam requests a list of the referenced cases where Kitsap County is more
28 stringent than the State.
 - 29 • Berni Kenworthy and Pat Fuhrer will provide a list of those instances.
- 30 • **MOTION:** Mr. Phillips moves to extend written comment to close of business
31 on 07/13/20 at 4:30pm.

- 32 • **SECOND:** Mr. Beam

- 33 • **VOTE:** 7 in favor 0 opposed – Motion Carries

34 **H. For the Good of the Order**

- 35 • Chair Eliason notes he is well versed in Public Records act, understands Mr.
36 Palmer point regarding procedure, but it was a request for input. Questions are
37 often accepted but not put forth.

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- **MOTION:** Mr. Phillips moves to adjourn.
- **SECOND:** Mr. Murphy
 - **VOTE: 7 in Favor; 0 Opposed – Motion carries**

Time of Adjournment: 6:08 pm

Minutes approved this _____ day of _____ 2020.

Mike Eliason, Planning Commission Chair

Amanda Walston, Planning Commission Clerk