

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

<https://us02web.zoom.us/j/84650174273>

Dial In: (253) 215-8782 Webinar ID: 846 5017 4273 Passcode: 860464

November 16, 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).

Planning Commission (PC) Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Alan Beam, Danielle Douthett, Kari Kaltenborn-Corey, Steven Boe, Mike Eliason

Planning Commission (PC) Members absent: Aaron Murphy, Stacey Smith

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

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Amy Maule moves to adopt the agenda as presented.
- **SECOND:** Alan Beam
- **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes

- Minutes from 10/19/2021
- **MOTION:** Kari Kaltenborn-Corey moves to adopt the minutes as presented.
- **SECOND:** Alan Beam
- **VOTE: Unanimous in Favor – Motion Carries**
- Minutes from 10/26/2021
- **MOTION:** Alan Beam moves to adopt the minutes as presented.
- **SECOND:** Steven Boe
- **VOTE: 5 in Favor; 0 opposed; 1 Abstention – Motion Carries**

1 **E. General Public Comment**

- 2 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 3 • **Chair Phillips** calls again for speakers; seeing and hearing none, **closes the**
- 4 **floor to general speakers.**

5 **5:36 pm**

6 **F. Work Study: Desormier Open Space Application # 20-06087 – Colin Poff, DCD**
7 **Development Services & Engineering (DSE) Planner (approx. 20 min)**

- 8 • Mr. Poff introduces himself; noting the Open Space process is open annually,
9 but this is the first and only application processed for 2021; referencing visual
10 presentation, provides brief overview and description of the Open Space
11 Program which is based on the statewide Open Space Taxation Act, and is a
12 transfer of land into Open Space with intent to conserve, maintain and
13 preserve scenic and natural resources for the citizens, in exchange for a
14 reduction in taxable value and property taxes.
- 15 • Mr. Poff notes timeline, in order to complete the process through both the
16 Planning Commission (PC) and the Board of County Commissioners (BoCC) by
17 end of calendar year, suggests PC may consider Deliberations & Findings of
18 Fact (FoF) at same meeting as Public Hearing on 12/7/2021; if not completed,
19 the project and tax implications would also be deferred into next calendar
20 year, 2022;
- 21 • **QUESTION:** Mike Eliason asks how many acres are in the program countywide.
 - 22 • **ANSWER:** Angie Silva, DCD Assistant Director, notes the Assessor
 - 23 produces an annual report with that information; staff can provide
 - 24 that to the PC.
- 25 • **QUESTION:** Mr. Beam asks about public access requirements.
 - 26 • **ANSWER:** Staff notes public access is an optional feature that can be
 - 27 included for a greater reduction in tax value; however, the applicant
 - 28 has only listed two features, which qualify for a 50% reduction
- 29 • **QUESTION/ANSWER:** Ms. Kaltenborn-Corey asks, and Mr. Poff confirms, this
30 use means the current applicant cannot use the land anymore; this is stated in
31 the agreement, which is a recorded document, which is enforceable.

32 **5:48 pm**

33 **G. Public Hearing: Title 15 Flood Hazard Amendments – David Kinley, DCD Assistant**
34 **Director (approx. 30 min)**

- 35 • Mr. Kinley presents a brief overview and visual presentation; noting in April
36 2021, the Washington State Department of Ecology (DOE) performed

1 Community Assistance Visits (CAVs) to inspect development & all permits
2 within the flood hazard area issued between 2017 and 2020, selecting a
3 sampling for audit.

- 4 • DCD provided all documents and results were good with some actions
5 required, including updates to Kitsap County Code to reflect current Federal
6 Emergency Management Agency (FEMA), DOE requirements;
- 7 • Mr. Kinley notes failure to bring the code into compliance would impact
8 National Flood Insurance Program rates for residents who own property within
9 the flood plain hazard area.
- 10 • Mr. Kinley reviews timeline for project, including BoCC process and reviews
11 proposed changes.
- 12 • Calls for any questions from the PC.
- 13 • **Chair Phillips opens the floor, and Public Hearing, and floor** to speakers
14 wishing to provide testimony.
- 15 • **Chair Phillips** calls again for speakers; seeing and hearing none, **closes the**
16 **floor, and Public Hearing, to speakers.**

17 **6:07 pm**

18 **H. Findings of Fact: Zoning Use Table Update – Melissa Shumake, DCD PEP Planner**
19 **(approx. 60 min)**

- 20 • Ms. Shumake provides a brief review of the project to date, referencing visual
21 presentation, including timeline and actions requested tonight, including
22 consideration and approval of the Findings of Fact.
- 23 • **MOTION:** Kari Kaltenborn-Corey moves to adopt Findings of Fact as presented.
- 24 • **SECOND:** Steven Boe
- 25 • **DISCUSSION:** Alan Beam asks, and staff confirms, the redlined changes are
26 shown at the bottom of the Executive Summary in the last attachment.
- 27 • **VOTE: 6 in Favor; 1 Opposed – Motion Carries**

28 **6:15 pm**

29 **I. General Public Comment**

- 30 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 31 • **Chair Phillips** calls again for speakers; seeing and hearing none, **closes the**
32 **floor to general speakers.**


33 **J. For the Good of the Order/Commissioner Comments**

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- Chair Phillips adjourns the meeting by unanimous consent.

Time of Adjournment: 6:16 pm

Minutes approved this 21st day of December 2021.



Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk