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KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 842 3289 5427 Passcode: 986610

April 16, 2024 @ 5:30 pm

These minutes are intended to provide a summary of meeting decisions and, except for motions made, should not be relied upon for specific statements from individuals at the meeting. If the reader would like to hear specific discussion, they should visit Kitsap County’s Website at <http://www.kitsapgov.com/dcd/pc/default.htm> and listen to the audio file (to assist in locating information, timestamps are provided below).

Planning Commission (PC) Members present: Joe Phillips (Chair), Aaron Murphy, Alan Beam, Joey Soller, Steven Boe, Jonathan Tudan

Planning Commission Members absent: Stacey Smith, Kari Kaltenborn, Richard Shattuck

Department of Community Development (DCD) Staff present: Kathlene Barnhart, Scott Diener, Colin Poff, Brittany Colberg, Amanda Walston (Clerk)

5:30 pm

A. Introductions *Brief pause for technical assistance.*

5:35 pm

B. Virtual Meeting Protocol

C. Adoption of Agenda

- 2023 Draft PC Annual Report after Item E; minutes deferred to next meeting.
- **MOTION: Alan Beam moves to approve agenda as amended**
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes

- Minutes of 3/5/24 & 3/26/24 deferred to next regular meeting

E. General Public Comment

- **Chair Phillips opens the floor to speakers wishing to provide testimony.**
- **SPEAKER: Bill Palmer, South Kitsap Resident, President Kitsap Alliance of Property Owners (KAPO)**
- Comments regarding recent Land Use decision in El Dorado County; references other submitted questions from KAPO.
- **SPEAKER: Joe Lubischer, North Kitsap Resident**

- Comments regarding CAO Consistency, Gap Analysis buffers.

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

F. Draft 2023 Annual Planning Commission Report – Scott Diener, DCD Planning Manager

- Mr. Diener notes Legal is reviewing Sheetz vs. El Dorado County; 2023 Draft Planning Commission Annual Report distributed; contact him with questions.

- **MOTION: Jonathan Tudan moves to affirm the report as presented.**

- **SECOND**

- **VOTE: 4 in favor; 1 opposed – Motion Carries**

G. Work Study: 2024 CAO Update – Kathlene Barnhart, DCD Planner (est. 2 hrs.)

- Ms. Barnhart provides a brief overview, referencing a visual presentation, noting tonight’s focus on proposed changes to sections 19.400, 19.500, 19.600, 19.700, 19.800; will also address PC questions from last work study.

- Ms. Barnhart reviews: 19.400 .410D Clearing Grading and Vegetation Removal, 19.400.420 Erosion Hazard Areas, 19.400.425 C Landslide Hazard Indicators, 19.400.430 C Seismic Hazard Indicators, 19.400.435A Erosion and Landslide Hazard Development Standards, 19.400.435 B Seismic Hazard Development Standards, 19.400.445 Recording and Disclosure; calls for questions.

- **DISCUSSION** regarding geologic assessment requests; monitoring measures and applicability; geologic hazards; clearing, vegetation, noxious weed removal.

6:03 pm

- Ms. Barnhart reviews section 19.500 Frequently Flooded Areas; definition and changes in BAS, Federal Emergency Management Act (FEMA) mapping; 19.600 Critical Aquifer Recharge Areas; 19.700.725 Special Reports; Geological Assessments; 19.800 Appendices.

- **DISCUSSION** regarding FEMA map changes; Critical Aquifer Recharge Areas.

- Ms. Barnhart reviews follow up questions from last work study including: legal changes since 2017 update; County consideration, legal impacts to property rights, no legal taking resulting from proposed changes; using predictive model instead of tree height mapping tool; how to better inform, mitigate impacts to property owners; differences in buffer widths in UGA and rural areas; no net loss evaluation and reporting; Type ‘O’ stream, buffer measurement; reviews upcoming schedule for PC and Board of County Commissioners.

- **DISCUSSION** regarding how to find Wildlife classification 1 or 2 areas and species lists; County’s required responsibilities in monitoring.

6:29 pm

1 H. **General Public Comment**

- 2 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 3 • **SPEAKER: Richard A. Brown, Kitsap Resident**
- 4 • Disagrees with proposal; comments on property rights, permitting costs.
- 5 • **SPEAKER: Bill Palmer, South Kitsap Resident, KAPO**
- 6 • Comments on Comp Plan, permitting costs; also submit written comments.
- 7 • **SPEAKER: Doug Hayman, North Kitsap Resident**
- 8 • Comments regarding developers, affordable housing, mining
- 9 operations and Critical Areas; buffers and water temperature.
- 10 • **SPEAKER: Joe Lubischer, North Kitsap Resident**
- 11 • Comments regarding definitions; wetland mitigation reports;
- 12 ecological functions.
- 13 • **SPEAKER: Marla Powers, Port Gamble S'Klallam Staff**
- 14 • Comments regarding species lists included in Planning Commission
- 15 recommendation; buffers, water temperature;
- 16 • **SPEAKER: Elizabeth Nichols, North Kitsap Resident**
- 17 • Support further strengthening of CAO; concerned with BAS
- 18 opposition; environmental effects on humans, species, eco systems;
- 19 balance protection of natural resources, areas with property rights.
- 20 • **Chair Phillips calls again for speakers; as there are no other speakers; closes**
- 21 **the floor to general speakers**

22 I. **For the Good of the Order/Commissioner Comments**

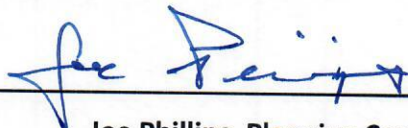
- 23 • Joint PC/BoCC meeting on May 6 at 3:45 pm.
- 24

25 **Meeting adjourned by unanimous consent.**

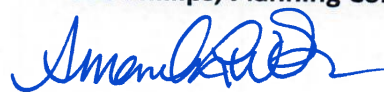
26 **Time of Adjournment: 6:43 pm**

27 **Minutes approved this** 17th **day of** September **2024.**

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30 **Joe Phillips, Planning Commission Chair**

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32 **Amanda Walston, Planning Commission Clerk**

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