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KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 844 4133 9332 Passcode: 766049

June 18, 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: Aaron Murphy, Alan Beam (Acting Chair), Joey Soller, Steven Boe, Stacey Smith, Richard Shattuck, Kari Kaltenborn

Planning Commission Members absent: Joe Phillips, Jonathan Tudan

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

5:32 pm

(Brief technical delay)

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- Minutes of 3/26/24, 4/2/24, 4/16/24 & 5/21/24 – deferred to next meeting
- **MOTION: Stacey Smith moves to approve agenda as presented**
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes

- *Minutes of 3/26/24, 4/2/24, 4/16/24 & 5/21/24 – deferred to next meeting*

E. General Public Comment

- **Chair Beam opens the floor to speakers wishing to provide testimony.**
- **SPEAKER: Bill Palmer, South Kitsap Resident, President Kitsap Alliance of Property Owners (KAPO)**
 - Comments regarding Critical Areas maps; comment matrix identification.
- **Chair Beam calls again for speakers; as there are no other speakers; closes the floor to general speakers.**

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5:41 pm

F. **Deliberations & Recommendations: 2024 Critical Areas Ordinance (CAO) Update –
Kathlene Barnhart DCD Senior Planner (approx. 90 min) Project Website:
www.kcowa.us/cao**

- Ms. Barnhart presents a brief overview for the project to date; noting the proposed changes walked through tonight and are based on staff response to the comment matrix in addition to the March 8 draft of proposed changes, if there are additional items those can also be discussed; staff provided regarding the stream buffer approach and discussion of best available science (BAS) as it relates to the proposed alternative urban growth area (UGA) buffers that we'll be discussing tonight.
- Ms. Barnhart reviews four amendments (to the main motion) passed at the 6/4/24 meeting:
 - **Motion to: *'replace language in 19.100, Policy 13, as follows: 'avoid potential conflict due to impacts from climate change by planning for and considering them during project development this may include but is not limited to impacts of sea level rise, storm frequency and wildfire.'***
 - **Motion to: *'strike the last sentence of the staff's proposed change to the definition of habitat corridor.'***
 - **Motion to: *'strike the words 'well planned' from section 19.210.b3.'***
 - **Motion to: *'strike the staff recommended change in 19.200.215.b2.'***
- Ms. Barnhart begins review starting with changes proposed in section 19.300; discussion regarding quantitative impacts and related documents; discussion regarding the Memo on Buffer Adjustments and redevelopment; no change to proposed changes in this section; discussion regarding policy statement regarding practicable or feasible protections; discussion regarding definition and clarification of Type 'O' streams
- **MOTION: Richard Shattuck moves proposed staff amendment to section 19.300.315.b.3 be amended at the end of paragraph 3 to read: *'Type O streams do not include exceptions to stream definitions set forth in 19.150.600.'***
- **SECOND**
 - **VOTE: Unanimous in Favor – Motion Carries**
- Ms. Barnhart continues review of changes proposed in section 19.300; discussion regarding staff proposed change to lower buffer for Type O streams; discussion regarding Memo on use of alternative UGA buffer.

- 1 • **MOTION: Richard Shattuck moves to adopt change to 19.300.315.a.3 as**
- 2 **recommended by staff in memo dated 6/14/2024 in lieu of no change**
- 3 **recommendation in staff comment matrix.**
- 4 • **SECOND**
- 5 • **VOTE: Unanimous in Favor – Motion Carries**
- 6 • Ms. Barnhart continues review of changes proposed in section 19.300;
- 7 discussion regarding Endangered Species Act (ESA) list and priority habitat and
- 8 species; discussion regarding length and size of impervious regional trails; no
- 9 change to this section.

10 **6:58 PM**

11 **BREAK**

12 **7:06 pm**

- 13 • Ms. Barnhart continues review of changes proposed in section 19.400;
- 14 discussion regarding mitigation sequencing language t moving from specific
- 15 sections on wetlands and streams into ‘all applicable categories’; discussion
- 16 regarding groundwater recharge areas and hydrogeologic report for major
- 17 industrial zones and uses.

18 **7:25 pm**

- 19 • Ms. Barnhart continues review of changes proposed in section 19.700;
- 20 discussion regarding Habitat Management Plan requirement for stream and
- 21 enforcement of associated protective covenant; discussion regarding
- 22 requirement to include groundwater quantity in hydrogeologic reports.
- 23 • **MOTION: Richard Shattuck moves to strike the words ‘and quantity’ from**
- 24 **proposed change by staff, in 19.700.730.A 5, 8 & 9 as applicable.**
- 25 • **SECOND**
- 26 • **VOTE: 6 in Favor; 1 Opposed – Motion Carries**
- 27 • Ms. Barnhart completes review, calls for any additional questions; hearing
- 28 none, Chair Beam asks for, and Clerk Amanda Walston clarifies, the process for
- 29 Voting on the Main Motion.
- 30 • **VOTE: (ON THE MAIN MOTION) to ‘Consider by Paragraph and**
- 31 **recommend adoption of changes to the 2024 Critical Areas Ordinance,**
- 32 **as presented by staff and amended by the Planning Commission:**
- 33 **Unanimous in Favor – Motion Carries**
- 34 • Compliments to staff and all their work; appreciate the matrix, the difficult
- 35 explanations and discussion.

36 **G. General Public Comment**

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- **Chair Beam opens the floor** to speakers wishing to provide testimony.

- **SPEAKER: Doug Hayman, North Kitsap Resident**

- Comments regarding PC work and time spent on project; clearing and increased animal activity in neighborhoods in North Kitsap area; environmental concerns.

- **SPEAKER: Elizabeth Nichols, North Kitsap Resident**

- Comments regarding water quantity; aquifer and water supply; climate change; water quality.

- **SPEAKER: Marla Powers, Enviro Planner, Port Gamble S’Klallam**

- Comments regarding aquifer recharge and addition of quantity to reports; tracking and understanding impacts to aquifer, people, wildlife, environment; protection of Tribal water rights; need for balanced discussion on environment and development from PC as well as public; CAO update extension available.

- **SPEAKER: Rod Malcom. Biologist for Suquamish**

- Comments regarding stormwater drainage plans and water quantity data collection; info impacts to long term changes.

- **SPEAKER: Joe Lubischer, Indianola**

- Comments regarding No-Net Loss criteria and standards for implementation.

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

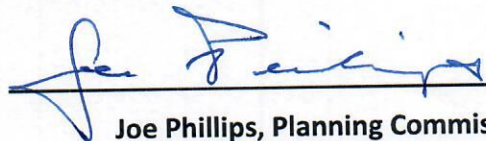
H. For the Good of the Order/Commissioner Comments

- Thanks to Chair Beam for stepping in tonight; appreciate staff, public comments.

Meeting adjourned by unanimous consent.

Time of Adjournment: 8:02 pm

Minutes approved this 2nd day of July 2024.



Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk