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KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 811 9213 6640 Passcode: 612375

January 2, 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), Alan Beam, Stacey Smith, Richard Shattuck, Kari Kaltenborn-Corey

Planning Commission Members absent: Aaron Murphy, Steven Boe, Joey Soller, Jonathan Tudan

Department of Community Development (DCD) Staff present: Eric Baker, Colin Poff, Caitlin Schlatter, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- Meeting minutes for item E will be postponed to next meeting and that Item G, Briefing on Countywide Planning Policies, will be rescheduled.
- **Agenda, as amended, adopted by Unanimous Consent.**

D. 2024 Elections are continued to the next regular meeting

E. Adoption of Minutes

- 09/05/2023, 09/19/23, 10/03/23, 10/17/23, 11/21/23 – minutes continued to next regular meeting.

F. General Public Comment

- **Chair Phillips opens the floor to speakers wishing to provide testimony.**
- **SPEAKER: Bill Palmer, SK Resident, President Kitsap Alliance of Property Owners (KAPO)**
 - Comments regarding public input and Board of County Commissioners (BoCC) adoption of Countywide Planning Policies (CPPs).

- 1 • Comment: Eric Baker, Deputy County Administrator, notes the Kitsap
2 Regional Coordinating Council (KRCC) has approved but BoCC has not
3 acted yet on CPPs; PC will review and make recommendation first.
- 4 • Clerk notes staff has requested time on the 2/20/24 agenda for a
5 Public Hearing on this item.

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

8 ~~G. Briefing: Countywide Planning Policies (CPPs) Housing Allocation Amendment – Colin~~
9 ~~Poff, Department of Community Development (DCD) Planning Supervisor (approx. 20~~
10 ~~min)~~

11 **5:37 pm**

12 **H. Briefing: 2024 Comprehensive Plan (Comp Plan) Update – Eric Baker, Interim Kitsap**
13 **County Administrator (approx. 90 min) Project Website**

- 14 • Mr. Baker provides a brief review of the Comp Plan Process; references
15 presentation slides; noting draft documents released 12/15/23 and 12/22/23
16 including the Draft Environmental Impact Statement (EIS), Draft Comp Plan,
17 Draft Development Regulations (Dev Regs), Capital Facilities Plan (CFP); noting
18 each goal shown will have a set of policies and each policy will have a set of
19 strategies;
- 20 • Mr. Baker continues review, noting some main considerations including:
21 meeting population and employment targets through 2044, accommodating
22 Department of Commerce (Commerce) directed housing needs to improve
23 affordability, beginning to address Climate Change goals not required until
24 2029 but encouraged to include now, assess Wildlands Urban Interface (WUI)
25 impacts on County initiatives; also notes there is no one issue prioritized as the
26 County is asked to balance them all.
- 27 • Mr. Baker continues with overview of Draft Alternatives (Alts) including Draft
28 Alt 1: No Action, which meeting neither Commerce directed housing or CPP
29 population targets; Draft Alt 2: Focused Growth mainly in Urban Centers,
30 which meets housing targets but exceeds population targets; Draft Alt 3:
31 Dispersed Growth, which meets population targets but not housing targets.
- 32 • **QUESTION/ANSWER – Chair Phillips asks, and Mr. Baker confirms, the WUI**
33 **component is due to State regulation and has been adopted as part of the**
34 **International Building Code.**
- 35 • Mr. Baker continues review, noting gap analysis performed with Commerce
36 guidance and Puget Sound Regional Council checklists to ensure consistency

1 with Growth Management Act (GMA), Vision 2050 and CPPs; substantial
2 amount of public comment received over past year and half has been folded in
3 along with a series of reclassification requests and projected timeline;
4 information provided in briefing to BoCC.

- 5 • Mr. Baker continues review, noting 20-year targets look at 2020 – 2044 and
6 most analysis documents look at 2022 – 2044; all show large concentrations in
7 Bremerton, Port Orchard. Silverdale, Kingston some approximately doubling in
8 size; notes very low rural allocations, in line with CPPs, Vision 2050 and GMA
9 guidance to limit amount of rural development.
- 10 • Mr. Baker continues review, noting Commerce Housing Need Projection
11 document and Housing Calculation tool which breaks down requirements by
12 housing income bands, by area and jurisdiction; Housing Needs to Capacity
13 document showing sliding chart with Annual Median Income percentage
14 bands, housing types, need as well as breakdown by Alternative.

15 **6:03 pm**

- 16 • **QUESTION:** Mr. Shattuck notes in 2016 the Silverdale UGA boundaries shrunk
17 and properties inside were downzoned, asks if this is a real possibility again in
18 Silverdale area.
 - 19 • **ANSWER:** Mr. Baker notes that is not considered at this time; in 2012
20 and 2016, most of these UGAs included certain areas of urban
21 development and growth that were left in; a continued patchwork
22 method would create more need for services at urban level in areas
23 that are not actually urban; Commerce has some recommendation
24 documents, though most are for Cities with fixed boundaries

25 **6:07 pm**

- 26 • **QUESTION:** Mr. Beam asks how success will be measured, by whom and if
27 there are annual goals, requirements monitored.
 - 28 • **ANSWER:** Mr. Baker notes DCD will be required to track though it is
29 unknown yet what standards will be used; goal is to encourage
30 people to look at their properties differently.
- 31 • Mr. Baker continues review, noting Employment Target to Capacity document.
- 32 • **QUESTION/ANSWER:** Mr. Beam asks, and Mr. Baker confirms, the County is
33 working closely with the Navy, but they are not required to share their data or
34 projected numbers, so they are not included in the County's numbers; similar
35 situation with the Tribes.

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- Mr. Baker continues review, looking at Comp Plan by Chapter including Land Use, Economic Development, Housing, Environment;
- **QUESTION/ANSWER:** Stacey Smith asks, and Mr. Baker confirms, water quality and availability is addressed largely in the CFP but also some in the Environmental chapter.
- Mr. Baker continues review of Comp Plan by Chapter including Parks, Transportation, Capital Facilities and Climate Change which is a new chapter expected to bring forward a substantial amount of conversation as the BoCC is interested in establishing a good foundation and it is a high interest topic in many of our communities.

6:24 pm

- Mr. Baker continues review, looking at Sub-Area Plans noting no changes to Keyport, Illahee, Gorst, Manchester, Suquamish or Rural are proposed except removal of a lot aggregation requirement that's intended to diversify housing types; main focus will be on Kingston and Silverdale in Kingston Center and Silverdale Regional Center; noting Kingston community is very interested and engaged and will likely generate a lot of comments and testimony; Silverdale Center will be focused on redevelopment and very different from what we currently see as we try to raise the ceiling of what can be done for development with possible ideas including: permitting process, heights, density, parking, unnecessary process and regulation, SEPA exemptions within State law, multi-family tax exemptions frontage improvements, clear boundaries and other areas if not Silverdale Center.
- **QUESTION:** Mr. Beam asks about factors related to the very low-income bands and how to pay for services and coordination.
 - **ANSWER:** Mr. Baker notes emergency, permanent shelters and permanent supportive housing are all allowed in these zones; zoning barriers have been removed to allow these in Centers and also helps address some options for housing the homeless population while County works with non-profits and providers for affordable housing and transportation planning, as they have a high concentration of services, support and retail; funding through sales tax allocation; there is a competitive process and money is available to assist as long as these groups continue to provide these kind of support services.
 - Mr. Beam asks, and Mr. Baker confirms that zoning and other restrictive barriers have been removed to allow homeless housing

1 options to be built in the Silverdale Center, but there are currently no
2 plans included to do so.

- 3 • **QUESTION:** Mr. Beam asks if Silverdale Design Standards may be relaxed.

4 • **ANSWER:** Mr. Baker notes they are looking closely at design
5 standards; possibly collapsing or removing some limits, creating
6 flexibility in heights and lot sizes.

- 7 • **QUESTION:** Ms. Smith asks, and Mr. Baker confirms Silverdale Regional
8 Transportation is looking into water taxis or water travel; experimented with
9 during the Blackberry festival and people loved it; mainly part of the
10 Transportation Plan and near and dear to Commissioner Walters; likely several
11 years off but is a consideration.

12 **6:47 pm**

- 13 • Mr. Baker continues review, looking at: Silverdale Alt 3 Proposed Changes,
14 including major development projects Island Lake and Central Valley Road
15 Improvements; Code Amendments including densities, infill development, lot
16 dimensions, height restrictions, setbacks, multi-family tax exemptions,
17 Alternate Planned Unit development to replace Performance Based, allowed
18 use adjustments for certain housing types, tree replacement and tree
19 retention; WUI, which is a state requirement to establish risk areas based on
20 tree an housing density and requiring specific materials and defensible space
21 around structures, all which significantly impact Kitsap,
- 22 • Mr. Baker notes the Critical Areas Ordinance is also being updated right now,
23 involving review of Best Available Science (BAS) review, and potential buffer
24 increases to protect Critical Areas but also impacts land capacity and the
25 amount of housing you can include within certain areas like our UGAs.
- 26 • Mr. Baker reviews updated schedule and timeline, noting the Comp Plan
27 Update is due no later than 12/31/24; current schedule targets August 2024 to
28 allow for the unexpected; currently in Public Comment/outreach for Draft
29 Documents; BoCC slated to select Preferred Alternative through Public Hearing
30 process by April 2024; after that there will be additional time to revise and
31 make changes before releasing final documents for adoption.

32 **6:55 pm**

- 33 • **QUESTION/ANSWER:** Mr. Beam asks, and Mr. Baker confirms, this
34 presentation is located on the Planning Commission webpage as well as the
35 Presentation and Past Events sections of the Comp Plan website.

- 1 • Mr. Baker notes he will be available to give this presentation to other
2 interested organizations or groups, could also tailor to fit.

3 **I. General Public Comment**

- 4 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 5 • **SPEAKER: Bill Palmer, SK resident, President KAPO**
 - 6 • Comments regarding Comp Plan Update process; metrics and costs;
7 draft EIS; public comments; will submit additional written comments.
- 8 • **SPEAKER: Doug Jones, Local resident**
 - 9 • Questions regarding infill, transportation; will reach out to Mr. Baker
10 regarding presentation;
- 11 • **Chair Phillips calls again for speakers; as there are no other speakers; closes**
12 **the floor to general speakers**

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

- 14 • **CP notes: Elections coming up at next meeting.**

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17 **Meeting adjourned by unanimous consent.**

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19 **Time of Adjournment: 7:08 pm**

20 **Minutes approved this 26th day of March 2024.**

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Joe Phillips, Planning Commission Chair

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Amanda Walston, Planning Commission Clerk