

Kitsap County Planning Commission Minutes – June 1, 2021

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

<https://us02web.zoom.us/j/87860312150>

OR Dial In: (253) 215-8782 Webinar ID: 878 6031 2150 Password: 515953

June 1, 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).

Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Kari Kaltenborn-Corey, Mike Eliason, Stacey Smith, Steven Boe

Members absent: Kim Allen

Staff present: Angie Silva, Dave Ward, Liz Williams, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION:** Steven Boe moves to adopt the agenda as presented
- **SECOND:** Alan Beam
- **VOTE: 8 in Favor; 0 Opposed – Motion Carries**

D. Adoption of Minutes

- Minutes of 5/18/21 will be deferred to the next regular meeting.

5:35 pm

E. General Public Comment

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **SPEAKER:** Bill Palmer, South Kitsap resident, President of Kitsap Alliance of Property Owners (KAPO)
 - Notes letter sent regarding meeting regarding Housing Affordability with Planning Commission (PC) and Board of County Commissioners (BoCC).
- **SPEAKER:** Michael Gustavson, Developer in Kitsap for over 50 years.

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1 • Comments regarding letter sent; regarding published Bremerton
2 housing study.

3 • **Chair Phillips** calls for other speakers; seeing and hearing no other, **closes the**
4 **floor to general speakers.**

5 **5:39 pm**

6 **F. Briefing: Buildable Lands Program (BLP) – Liz Williams, Department of Community**
7 **Development (DCD) Planning Supervisor (est. 45 min)**

8 • Ms. Williams provides a brief update regarding project status; noting the
9 project website has been updated including guidance for industrial capacity
10 analysis; provides update on coordination with Washington State Department
11 of Commerce (WA Commerce) grant contract funding for preliminary Buildable
12 Lands Report (BLR), noting BoCC update to be affirmed at 6/14 regular meeting
13 includes changes to scope of work, shift completion from 6/30 deadline;
14 acknowledges Kitsap is still waiting for Bainbridge and Bremerton permit
15 lookback data; acknowledges tremendous work and effort by Cindy Read, DCD
16 GIS Analyst on the BLP; calls for questions.

17 • PC asks and Ms. Williams confirms, the lookback data from all 4 jurisdictions is
18 critical to the preliminary report, and without that, there will be gaps in the
19 draft analysis.

20 **5:46 pm**

21 • Ms. Williams shares on-screen visual presentation; reviews steps 0 – 9 of the
22 draft employment land capacity analysis (LCA)

23 • **QUESTION/ANSWER:** Mr. Beam asks, and Ms. Williams confirms, the buildable
24 land is only the remaining commercial/industrial acreage.

25 • **QUESTION:** Chair Phillips asks if the pandemic increase in working remotely
26 has impacted zoning or data.

27 • **ANSWER:** Ms. Williams notes that some of that could be added to the
28 considerations that go into the assumptions.

29 **6:09 pm**

30 • **QUESTION:** Mr. Eliason asks about comparison to previous BLR market factor
31 data currently in effect.

32 • **ANSWER:** Ms. Williams notes the previous factor was 5% for vacant
33 and 15% for redevelopable; the low end now aligns with 5% but these
34 are higher than previous assumptions, with significantly expanded
35 factors of considerations, based on changes made by state legislature.

36 • Not all industries are the same, some uses are very different and are
37 taken into consideration by zone; not all intent applied same to every

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1 commercial zone across the county; permit trends are also reviewed
2 as well as proposed uses in our own use table; it is a multi -faceted
3 approach;

4 • Federal lands, such as the shipyards, are subtracted at the beginning
5 from calculations and validated through analysis.

6 • While considerations have expanded so significantly, comparison and
7 update on progress to the previous version is still mandated by state
8 law, while difficult, to help better inform and hone planning moving
9 forward and intended to help improve the forecast.

10 • New requirements must be integrated; the LCA reviews past, current
11 development code must be taken into consideration and attempts to
12 reflect best available science applied on assumption basis to show
13 how well the updates reflected on facilities and other code updates.

14 • **QUESTION/ANSWER:** Chair Phillips asks and Ms. Williams confirms one
15 element of the completed Preliminary Report will highlighting changes in state
16 law since the last BLR; in addition to documenting where development
17 regulations have changed, evaluating existing and new reasonable measures
18 that might need to be part of new comprehensive plan processes and
19 reviewing changes to land use designation zoning; also notes the Project
20 website has a summary matrix that details out the past approach.

21 • **QUESTION:** Stacey Smith asks for more information about the connection to
22 pandemic or remote work affecting Step 9.

23 • **ANSWER:** Ms. Williams notes it will be a part of the consideration
24 here, through local jurisdictions, though data on that impact may be a
25 little premature or difficult to understand in the lens of a 20-year
26 planning horizon just yet; most other counties are taking a wait and
27 see approach on it right now

28 **6:24 pm**

29 • Ms. Williams reviews recent and upcoming outreach; noting consultations are
30 still offered on request for individuals and groups expressing interest.

31 • **QUESTION/ANSWER:** Mr. Beam asks, and Ms. Williams notes this is a modified
32 plan for a preliminary draft, while details on how to arrive at the final draft are
33 still not finalized; the BoCC has been fully briefed and are fully supportive with
34 the goal to complete as soon as possible; noting the Growth Management Act
35 requires the County to complete this item, with data from the Cities, but does
36 not require the City to complete it.

37 • **QUESTION/ANSWER:** Mr. Eliason asks, and Ms. Williams clarifies the process
38 for selecting data ranges.

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- 1 • **QUESTION/ANSWER:** Mr. Beam asks, and Ms. Williams provides the County's
2 Consultant's background in this work.

3 **6:33 pm**

4 **G. Briefing: Zoning Use Table Update – Liz Williams, Planning Supervisor (est. 5 min)**

- 5 • Ms. Williams provides a brief review of the project status, draft and update on
6 the interested party list and suggested edits from the previous Briefing and
7 Work Study presentations.
- 8 • Ms. Williams navigates to the Project Website to show the Zoning Use Table
9 Special Provisions Resource Guide, Footnote Relocation Guide, previously
10 recorded Planning Commission Work Study, Briefings, and other meetings.
- 11 • **QUESTION:** Mr. Beam notes the Port Gamble project update was part of what
12 caused the postponement, asks for update.
- 13 • **ANSWER:** Ms. Williams notes a Port Gamble 'carve out' that houses
14 definitions, allowed uses and footnotes approved during the Port
15 Gamble Legislative Area process and are slated for review that with
16 Interested Parties to be sure those are preserved; a draft is
17 anticipated for release in July.

18 **H. 2020 Annual Planning Commission Report – Dave Ward, Planning and Environmental
19 Programs (PEP) Manager (est. 15 min)**

- 20 • Mr. Ward presents the draft report to the PC, noting little change in format.
- 21 • Clerk made corrections suggested by Mr. Eliason prior to meeting, will make
22 another edit submitted by Mr. Murphy to include reference to COVID and
23 remote meetings in opening statement on meeting location; final draft to be
24 brought before next regular meeting for adoption.

25

26 **I. [General Public Comment](#)**

27 **6:49 pm**

- 28 • **SPEAKER:** Bill Palmer: Questions regarding commercial LCA.

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

- 30 • Mr. Beam appreciated allowing longer than 2 minutes.
- 31 • **DISCUSSION:** PC asks about KAPO letter and request for meeting with PC and
32 BoCC in person to discuss housing.
- 33 • Ms. Silva notes the BoCC has met and provided some direction and
34 concerns, including three main takeaways:
- 35 • BoCC wants time to consider the request in more detail;

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- BoCC wants to make sure any meeting is productive and a good use of time;
- BoCC wants to be sure that members of the Kitsap legislative delegation are also around the table;
- Chair Phillips notes the PC will defer to BoCC’s direction on when and where a meeting will happen.
- Chair Phillips calls for additional comments; hearing none notes the second page of the Planning Commission Meeting Guideline have been reviewed for update, will circulate some proposed changes for discussion and consideration at next meeting.
- **MOTION:** Steven Boe moves to adjourn the meeting.
- **SECOND:** Alan Beam
- **VOTE: 8 in Favor; 0 Opposed – Motion Carries**

Time of Adjournment: 6:59 pm

Minutes approved this 15th day of June 2021.



Joe Phillips, Planning Commission Chair



Amanda Walston, Planning Commission Clerk