

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

<https://us02web.zoom.us/j/82404718189>

Dial In: 253-215-8782

Webinar ID: 824 0471 8189

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February 28, 2023 @ 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, Jonathan Tudan, Richard Shattuck (Vice Chair), Stacey Smith, Steven Boe

PC Members absent: Joey Soller, Kari Kaltenborn-Corey

Department of Community Development (DCD) Staff present: Caitlin Schlatter, Colin Poff, David Kinley, Izzy Lotz, Amanda Walston (Clerk)

Other Kitsap County Staff present: Eric Baker

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION: Richard Shattuck** moves to adopt the agenda as presented.
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries**

D. Deliberations/Discussion & (Informal) Recommendation: 2024 Comprehensive Plan Update Preliminary Alternatives Development – Eric Baker, Deputy County Administrator (approx. 1 hour)

- Mr. Baker provides a brief overview of the project as it sits today, noting public comments received so far were provided to the PC; goal is to share input regarding Preliminary Alternatives (Prelim Alts) from staff, the PC and the public with the Board of County Commissioners (BoCC).
- **QUESTION/ANSWER:** Chair Phillips asks, and Mr. Baker confirms, there won’t be any formal motions or findings from this session, but rather a discussion regarding sideboards regarding what should receive further analysis, including

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the Environmental Impact Statement (EIS) and others.

- Mr. Baker notes as he reviews maps and details of the different Alternatives, it will be important to look at who or what might be left outside.
- Over 80 applications submitted, 75 were included in Prelim Alts and the few that were not requested zoning that is not permitted, such as Urban within Rural or spot zoning; one individual, Mr. Wixson, has concern about not being included in Alternatives; Mr. Baker will reference those items.
- Effect of COVID and impact on growth planning is not discounted but may not be as great as expected; it is still unknown if it will be a blip or a lasting effect over time.
- **QUESTION:** Alan Beam asks about difference and importance between a rezone request and Comp Plan Alternative.
 - **ANSWER:** Mr. Baker notes jurisdictions generally establish zoning maps every 10 years with the Comp Plan, but in between those 10 years, amendments are made and requests for zoning changes can be submitted in any year along with them.
 - Comp Plan designations are made up a number of zones, so rezone requests to change from one zone to another can made at any time, as long as it remains within the same Comp Plan designation; not tied to Comp Plan update or amendment; however, since this is an update year, rezone requests will be rolled into one of these alternatives during the update process.
 - Aaron Murphy notes ‘Site Specific’ rezones have come before the PC in past, is that terminology different; Mr. Baker notes site specific requests can be done in ‘off’ years, with no Comp Plan Update; COVID was part of the reason none were reviewed last year, also can be due to discretionary or legislative reasoning from the BoCC.
- Mr. Baker reviews **Kingston Alt 3, referencing the map onscreen**; notes Mr. Wixson is not included in this alternative; initial request was for a spot zone, however looked further review showed others around him also requesting other zones, so staff can support the request; PC can include that opinion as well.
- **QUESTION:** Chair Phillips asks about difference between Kingston Alt 2 and 3?
 - **ANSWER:** Mr. Baker notes main expansion of Arborwood development, urban medium change, locations along Lindvog Road which is important for possible future road expansion improvement; urban low to urban village center.
- Richard Shattuck notes Wixson and Proctor comments; while no motion needed, suggests Wixson be included; Mr. Murphy agrees, asks about County

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outreach and if this input seems adequate; Mr. Baker notes a great deal of discussion was held with the Kingston Citizen Advisory Committee (KCAC)

- **QUESTION:** Mr. Murphy asks about sequencing of the Buildable Lands Report (BLR) and this reporting on population and employment numbers.
 - **ANSWER:** Mr. Baker notes last adoption in 2021 and the next will be in 2026; 2024 Comp Plan and legislative changes will be reviewed and adopted in 2024 and 2029, mainly to ensure and show progression toward meeting housing goals.
- Mr. Baker reviews **Poulsbo Alt**, **referencing the map onscreen**; only one change, no testimony; worked closely with the City who are confident in their targets; only change is to take ownership of Snyder Field and maintain it in its current state.
- Mr. Baker reviews **Silverdale Alt 2**, **referencing the map onscreen**; some testimony from Berni Kenworthy; notes the big yellow rectangle south of Island Lake, has seen a substantial amount of testimony related to this proposed change for increased dwelling units per acres; the old Crista camp has already been approved for development; traffic and environmental concerns expressed on proposed new development changes next to it; notes that selection of any of these Alts does not mean all proposed or requested development changes will happen, it means that the EIS will be completed and examined; analysis may or may not show the amount and severity of potential impacts or degradations, etc.
- Mr. Shattuck notes Cadwell request for down zone south of Bucklin Hill Road; neighbors have appealed this project and conditions have been in dispute; if included in Alt 3, hypothetically that project could continue; asks if a requested downzone will be inconsistent with the goal to create largest possible capacity.
- Mr. Baker notes Urban Center has largest capacity, Urban Restricted would push growth out to the Urban Center zoning; some Growth Management Hearing Board (GMHB) concerns, but again, this is just to select which Alts get an EIS completed not blanket approval.
- **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, Dickey Pit project is in the UGA.
- Mr. Baker notes Sterling Heights is now outside the UGA but was a vested project while part of the previous UGA; has sewer and utilities and is constrained by steep slopes and Critical Areas making it a lot of acreage for a limited amount of zoning; some reclass requests came in for properties to the east abutting Sterling Heights
- Chair Phillips asks, and Mr. Baker confirms, there is no rezone request for Sterling Heights, but it was part of a vested project that already has sewer rights so whether in or out of the UGA, urban growth is possible;

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- **QUESTION/ANSWER:** Mr. Beam asks, and Mr. Baker confirms, there is nothing in Alt 2 that is excluded in Alt 3.
 - **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms the Dumont Alford Public House parcel is included.
 - Mr. Baker notes some activity in Central Kitsap UGA, such as Barker Creek in Alt 3, some areas highly constrained; Chair Phillips notes by including everything in Silverdale Alt 3, all will be analyzed further with the EIS; Steven Boe has concerns with Barker Creek area and the impacts of that project moving forward but is okay with inclusion in the Alt as long as it is only the EIS being completed and not the project receiving approval.
 - Mr. Baker notes the PC doesn't need a full consensus or vote; wants to be sure concerns are voiced and brought forward for discussion and consideration; the input is appreciated.
 - Mr. Murphy also shares concern with the amount of land compared to actual housing that could be created when Critical Areas come into play; is it worth including if the outcome is so limited; Chair Phillips notes multi-family model could possibly take more than previous single-family residence (SFR) model.
 - Mr. Shattuck notes developers also working with Tribal agencies and other stakeholders on Barker Creek; EIS makes sense to learn more.
 - Mr. Baker reviews **Central Kitsap (CK) Alt 3, referencing the map onscreen** noting some changes are very small.
 - **QUESTION/ANSWER:** Stacey Smith asks, and Mr. Baker confirms, a small area on the map is included as it is on the edge of the UGA boundary and would benefit from being able to connect to sewer and utilities; a small piece of land near Tracyton Tavern is a home that is currently included in the commercial zone, requesting the change to residential.
 - Mr. Baker reviews **West Bremerton Alt 1, referencing the map onscreen;** notes City of Bremerton is very interested in two areas south and north of Kitsap Lake; north half is connected and expect full connection in future, which helps retain autonomy for Kitsap Lake; also notes a commercial quarry, in operation for 40-50 years, that is now exhausted is requesting including part of the land in Alt 2, while Alt 3 requests inclusion of larger amount their land.
 - Mr. Baker notes no testimony received regarding **West Bremerton UGA Alt.**
 - Mr. Baker notes **Gorst Alts 1, 2, 3** remain mostly unchanged; existing join subarea plan with County and City stands.
- 6:23 pm**
- Mr. Baker reviews **PSIC (Puget Sound Industrial Center) – Bremerton Alt 3;**

1 notes the Overton property request to be included; area north of speedway
2 and area south, owned by Skokomish Tribe, requesting Commercial zoning.

3 • **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, the request
4 for rural industrial is similar the other property mentioned that abuts the UGA.

5 • Mr. Baker reviews **Port Orchard Alt 3**; testimony received on road, by Lake
6 Emelia; area was previously part of the UGA but left outside when County
7 shrunk boundaries; requesting to come back into the UGA; somewhat flat and
8 dry land, also has some opposition; EIS would lead further analysis; nursery
9 adjacent to UGA and would also provide employment, requesting inclusion.

10 **6:29 pm**

11 • Mr. Baker notes comments received mainly on maps and specific properties,
12 not much for language or policy itself; EB notes not a lot of comment received
13 on the language or policy itself, mainly the map and properties; outlines next
14 steps, comment opportunities, BoCC decision timeline; also notes housing
15 legislation may bring forward at least recommendations, if not requirements,
16 especially regarding multi-family in areas not currently included in Kitsap's plan
17 in a push to be more aggressive and catch up to goals more quickly.

18 **E. For the Good of the Order/Commissioner Comments**

19 • Chair Phillips reviews upcoming tentative PC schedule; planned Joint BoCC/PC
20 meeting will be held on either 4/17 or 4/24; 4/18 PC meeting will host a
21 training presentation from County Prosecutor's Office on PC role, GMA.

22 **Meeting adjourned by unanimous consent.**

23 **Time of Adjournment: 6:37 pm**

24 **Minutes approved this 4th day of April 2023.**

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27 **Joe Phillips, Planning Commission Chair**

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30 **Amanda Walston, Planning Commission Clerk**