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**KITSAP COUNTY PLANNING COMMISSION – SPECIAL MEETING**

Dial In: 253-215-8782      Webinar ID: 895 2071 3643      Passcode: 987206

**March 26, 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).

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Planning Commission (PC) Members present: Joe Phillips (Chair), Aaron Murphy, Alan Beam, Steven Boe, Jonathan Tudan, Kari Kaltenborn, Richard Shattuck

Planning Commission Members absent: Stacey Smith, Joey Soller

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

Kitsap County Staff present: Eric Baker

**5:30 pm**

**A. Introductions**

**B. Virtual Meeting Protocol**

**C. Adoption of Agenda**

- Combine General Comment Period to item G, for efficiency, time.
- Combine approval for all available sets of minutes.
- Minutes of 3/5/24 not available for review, continued to next meeting.
- **Agenda adopted by Unanimous Consent**

**D. Adoption of Minutes**

- **MOTION:** Chair Phillips moves to approve minutes of 01/02/2024, 01/16/2024, 02/06/2024 as a group, as presented.
- **SECOND**
  - **VOTE: Unanimous in Favor – Motion Carries**
- Minutes of 03/05/2024 postponed to next regular meeting.

**E. General Public Comment – combined with Item G**

**F. Briefing: 2024 Critical Areas Ordinance Update** – Colin Poff, Department of Community Development (DCD) Planning Supervisor (approx. 15 min) Project Website: <https://www.kitsap.gov/dcd/Pages/Critical-Areas-Ordinance-Update-2024.aspx>

- Mr. Poff briefly reviews project to date, noting milestone accomplishments,

1 upcoming work studies and schedule; notes standard 30-day comment period  
2 has been extended; will compile comments to forward to PC as often and soon  
3 as possible; notes projected September adoption target.

- 4 • Highlights key changes in CAO; noting basis for changes is in Best Available  
5 Science (BAS); Consistency and Gap Analysis; updated state guidance; staff  
6 suggestions and public and working group comments.
- 7 • Reviews various sections of code being updated, including: 19.100 Introduction  
8 and Approval; 19.150 Definitions; 19.200 Wetlands; 19.300 Fish & Wildlife  
9 Habitat Conservation Areas; 19.400 Geologic Hazards; 19.700 Special Reports;  
10 notes key highlights and changes.
- 11 • Calls for questions, comments, ideas be sent to Clerk for routing to team.

12 **5:55 pm**

13 **G. Deliberation and Recommendation: 2024 Comprehensive Plan Update**

14 (Preliminary/Preferred Alternative) – Eric Baker, Deputy Kitsap County Administrator  
15 (est. 90 min) Project Website: [kcowa.us/compplan](http://kcowa.us/compplan)

- 16 • Mr. Baker briefly reviews project to date, noting all comments and materials  
17 provided to the PC and also posted online; Chair Phillips suggests asking  
18 questions as Mr. Baker works through his presentation.
- 19 • Mr. Baker notes large volume of comments received from the public, state  
20 agencies, Tribes; also notes key decision points for Preferred Alternative (Pref.  
21 Alt) including Urban Growth Area (UGA) expansions and rezones, rural rezone  
22 requests, maximum density and height increases, range of CAO changes.
- 23 • Mr. Baker reviews themes of public comment, including opposition to Rayonier  
24 rural reclass request based primarily on rural character and impacts;  
25 opposition to Island Lake UGA expansion primarily based on environmental  
26 and traffic impacts; affordable housing; housing diversity; multi-modal  
27 transportation options; farming and impacts; SEPA exemptions.

28 **6:06 pm**

- 29 • Mr. Baker reviews Draft Alts and staff assumptions including Alt 1 - No Action,  
30 Alt 2 - Focused Growth and Urban Centers, Alt 3 - Dispersed Growth.
- 31 • **DISCUSSION** regarding number of permits submitted or units in development.

32 **6:17 pm**

- 33 • Mr. Baker reviews staff assumptions and proposals, including rural  
34 reclassification requests, UGA expansions, critical area limitations, stream  
35 buffers, tree canopy.
- 36 • **DISCUSSION** regarding stream, wetland buffer increases and calculations;  
37 timber and agricultural land, designations, ratings.

- 1 • Mr. Baker reviews staff recommended proposed changes including Kingston  
2 UGA; Arborwood project and vesting; transit focus, moving people to and from  
3 Centers; map sections; Poulsbo and Silverdale UGA
- 4 • **DISCUSSION** regarding tree canopy and retention requirement; redevelopment  
5 incentives; site specific proposals; state requirements for monitoring,  
6 provisions of housing types; parking.
- 7 • Scott Diener, DCD Planning Manager, notes recent Senate Bill 5290 has  
8 established specific, aggressive permit timelines and penalties for not meeting  
9 them; state acknowledges the major challenges but has issued no guidance or  
10 funding for implementation.

11 **6:51 pm**

- 12 • **DISCUSSION** regarding Silverdale, Central Kitsap, East & West Bremerton, Port  
13 Orchard UGAs, PSIC Bremerton, Bethel Corridor; County encourages UGA  
14 incorporation for all area, over time; funding for transportation and other  
15 efforts incentivized for UGAs, Centers;

16 **7:03 pm**

17 **BREAK**

18 **7:11 pm**

- 19 • Mr. Baker reviews other Countywide Policy Proposals including Greenhouse  
20 Gas Emission targets, Parking; Suquamish and Manchester Limited Areas of  
21 More Intensive Development (LAMIRDs); Accessory Dwelling Units in all urban  
22 zones and some LAMIRDs; other staff proposals.
- 23 • **DISCUSSION** regarding ADUs in true rural areas still require a CUP and are  
24 disincentivized; Tribes significant concern for development and density  
25 increases in rural areas, specifically related to ADUs is on record.
- 26 • Mr. Baker reviews updated schedule and timeline; calls for questions.

27 **7:29 pm**

- 28 • **DISCUSSION** regarding environmental protections, water supply, quantity,  
29 quality, rights and transmission; Net Ecological Gain; non-motorized  
30 transportation plan, development regulations and frontage improvements;  
31 rural proposals deferred to 2025; Illahee, Enetai area request and timing;  
32 shipyard improvement project; parking reduction; monitoring program

33 **8:00 pm**

- 34 • **MOTION:** Richard Shattuck recommends adoption of Alternative 2, including  
35 staff recommended changes, except for the Poulsbo UGA, in which  
36 Commissioners would accept Alternative 1.
- 37 • **SECOND**

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- **VOTE – Unanimous in Favor – Motion carries**

**H. General Public Comment**

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **SPEAKER: Kathie Lustig, President of Save Enetai, Resident of Rozewood Estates**
  - Comments regarding requested rezone of Rozewood estates; greenbelt zoning and wildlife corridor; Illahee Creek and Community Plan; environmental protection.
- **SPEAKER: Elizabeth Nichols, North Kitsap Resident**
  - Comments regarding growth; open space areas; quality of life; eco systems; climate change; protection of natural resource, environmental and ecological function, sensitive areas; balanced needs for housing and environment.
- **SPEAKER: Eric Nemeth, Vice President of Save Enetai**
  - Comments regarding process, information; Fisher Plat; housing crisis; wetland mitigation banking; state directives and recommendations.
- **SPEAKER: Christie Schultz, North Kitsap Resident of View Crest**
  - Comments regarding Seattle Fault and zoning building in Illahee Enetai areas.
- **Chair Phillips calls again for speakers; as there are no other speakers; closes the floor to general speakers.**

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

- None

**Meeting adjourned by unanimous consent.**

**Time of Adjournment: 8:15 pm**

**Minutes approved this 21st day of May 2024.**

  
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**Joe Phillips, Planning Commission Chair**

  
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**Amanda Walston, Planning Commission Clerk**