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KITSAP COUNTY PLANNING COMMISSION

Dial In: 253-215-8782 Webinar ID: 835 9163 2229 Passcode: 180463

September 3, 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), Aaron Murphy, Alan Beam, Steven Boe, Jonathan Tudan, Richard Shattuck

Planning Commission Members absent: Stacey Smith, Kari Kaltenborn

Kitsap County Staff: Eric Baker

Department of Community Development (DCD) Staff present: Samantha Collar, Amanda Walston (Clerk)

5:30 pm

A. Introductions

- Joey Soller, North Kitsap has resigned

B. Virtual Meeting Protocol

C. Adoption of Agenda

- Minutes of 5/21/24, 7/2/24, 8/20/24 – deferred to next meeting
- **Agenda adopted by Unanimous Consent**

D. Adoption of Minutes

- Minutes of 5/21/24, 7/2/24, 8/20/24 – deferred to next meeting
- **MOTION: Richard Shattuck moves to approve Minutes of 3/26/24, 4/2, 4/16 as presented**
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries**

E. General Public Comment

- **Chair Phillips opens the floor to speakers wishing to provide testimony.**
- **SPEAKER: Bill Palmer, South Kitsap Resident, President Kitsap Alliance of Property Owners (KAPO)**

- 1 • Comments regarding Comp Plan; Environmental Impact Statement
- 2 (EIS) comments, and comments submitted by KAPO.
- 3 • **SPEAKER: Doug Hayman, North Kitsap Resident**
- 4 • Comments regarding housing and homeless and suggests a discussion
- 5 about various housing needs.

BREAK FOR EQUIPMENT CHECK

5:41 pm

F. Work Study: 2024 Comp Plan Update – Eric Baker

- 9 • Mr. Baker responds to general comments referencing all comments received
- 10 and staff responses to each.
- 11 • Mr. Baker provides a brief overview, referencing a visual presentation, of the
- 12 project to date, noting upcoming schedule. Asks for PC items of interest to be
- 13 addressed at upcoming meetings.
- 14 • Mr. Baker reviews Change Initiatives, including Housing, Climate Change, and
- 15 Vital Regional and Countywide Centers; reviews Population Target to Capacity;
- 16 preferred Alternative 2. Reviews Housing Need to Capacity; preferred
- 17 Alternative 2.
- 18 • Mr. Baker notes that after the Planning Commission made their
- 19 recommendations, certain single family residential zones, Urban Growth Area
- 20 (UGA) expansions, were removed from the alternative by the Board of County
- 21 Commissioners (BOCC); also notes March Critical Area Ordinance (CAO) draft
- 22 was adopted and tree canopy regulations also included for consideration by
- 23 BOCC.

5:53 pm

- 25 • Mr. Baker reviews Assessing Critical Areas, Employment Target to Capacity,
- 26 and the March 8th CAO Public Draft.
- 27 • Mr. Baker reviews the Board’s preferred alternative; referring all rural
- 28 reclassification requests deferred to a 2025 planning process, limit UGA
- 29 expansions, critical area limitations based on CAO draft, establishing tree
- 30 canopy requirement.
- 31 • Mr. Baker notes that the Comp Plan, County-wide Planning Policies, and code
- 32 must all work together.
- 33 • Mr. Baker reviews the Economic Development chapter including leveraging
- 34 Naval presence which will diversify economy; housing, sufficient housing stock,
- 35 housing diversity; encourage multi-family and missing-middle housing;
- 36 promote infill housing in UGA; mitigate displacement risks.

- 1 • Mr. Baker reviews environment, CAO, shoreline code, urban tree canopy.
2 Climate Change and establishing foundation for meeting State climate planning
3 legislation, required by 2029; reducing greenhouse gas emissions, sea level
4 rise.
- 5 • Mr. Baker reviews Parks and the updates to existing inventories, support and
6 enhancement of tree canopy in County parks.
- 7 • Mr. Baker reviews Transportation, including adequate levels of service,
8 congestion; expand transit systems, and support of an electric vehicle
9 infrastructure.
- 10 • Mr. Baker discusses Capital Facilities; Sub-Area plans, noting no changes to
11 Keyport, Illahee, and Gorst; Manchester and Suquamish chapters augmented
12 only to improve roads and trail systems.
- 13 • Mr. Baker reviews UGA, the current alternatives, and the preferred
14 alternatives referencing presentation slides.

15 **6:20 pm**

- 16 • Mr. Baker reviews Tree Canopy application to urban areas only; details tree
17 unit requirements and tree retention requirements.
- 18 • Mr. Baker reviews the upcoming schedule; calls for questions.
- 19 • **Question/Answer:** Mr. Shattuck notes shortage of 1,400 housing units, asks if
20 cutting UGAs impacted this; Mr. Baker confirms single family housing is on
21 target, notes the need to examiner where multi-family housing can be added.
22 May need to have discussion in 2025 about individual properties and
23 developer agreements to add affordable units.

24 **6:26 pm**

- 25 • **Question/Answer:** Alan Beam asks about buildable lands and incentives to
26 target certain area; Mr. Bakers confirms existing maps show land that is
27 underutilized or vacant.
- 28 • **Question/Answer:** Jonathan Tudan requests robust development standards for
29 urban multifamily open space regulations; Mr. Baker confirms, multi-family
30 standards include 15% landscape requirements; based on whole project area.
- 31 • **Question/Answer:** Chair Phillips asks, and Mr. Baker confirms assisted living
32 housing requirements are combined with multifamily housing, congregating
33 care facilities, and these are needed types of housing.
- 34 • **Comment:** Chair Phillips reminds the Planning Commission to present all
35 comments and ideas through the Clerk for proper distribution and
36 coordination with staff; Clerk confirms comments should be sent directly and
37 not to full Planning Commission.

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6:37 pm

G. General Public Comment

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **SPEAKER: Bill Palmer, South Kitsap Resident, President Kitsap Alliance of Property Owners (KAPO)**
 - Comments regarding KAPO letter to BOCC; Comments regarding expedited permit process challenges; tree ordinance; expanded buffers; available land; deregulation.
- **Chair Phillips 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

- None


Meeting adjourned by unanimous consent.

Time of Adjournment: 6:41 pm

Minutes approved this 17th day of September 2024.



Alan Beam, Acting Planning Commission Chair



Amanda Walston, Planning Commission Clerk