

**KITSAP COUNTY PLANNING COMMISSION**

**Zoom Webinar**

Dial In: 253-215-8782

Webinar ID: 851 9399 9905

Passcode: 121937

**October 3, 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).

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Planning Commission (PC) Members present: Joe Phillips (Chair), Aaron Murphy, Alan Beam, Stacey Smith, Joey Soller, Steven Boe, Richard Shattuck, Jonathan Tudan

Planning Commission Members absent: Kari Kaltenborn-Corey

Department of Community Development (DCD) Staff present: Katharine Shaffer, Caitlin Schlatter, Eric Baker, Colin Poff, Kirvie Mesebeluu-Yobech, Amanda Walston (Clerk)

**5:30 pm**

**A. Introductions**

**B. Virtual Meeting Protocol**

**C. Adoption of Agenda**

- **MOTION:** Joe Phillips moves to approve agenda as amended to combine the comment periods and hear them both under Item I.
- **SECOND**
  - **VOTE:** Unanimous in Favor – Motion Carries

**D. Adoption of Minutes**

- **Postponed to next reg mtg**

**E. General Public Comment**

- Combined under Item I.

**5:35 pm**

**F. Lane Open Space Application #22-05890 – Katharine Shaffer, Department of Community Development (DCD) Planning Supervisor (approx. 10 min)**

**c. Deliberations & Recommendation**

- **Ms. Shaffer references the previous presentation and public hearing held at previous meeting.**

- 1                   • **Chair Phillips calls for questions or discussion.**
- 2                   • **MOTION: Richard Shattuck moves to recommend approval as**
- 3                   **presented by staff.**
- 4                   • **SECOND**
- 5                    • **VOTE: 7 in Favor – Motion Carries**
- 6           • **Consideration of Findings of Fact**
- 7                   • **MOTION: Richard Shattuck moves to consider Findings of Fact at this**
- 8                   **meeting.**
- 9                   • **SECOND**
- 10                  • **VOTE: Unanimous in Favor – Motion Carries**
- 11                  • **MOTION: Richard Shattuck moves to adopt Findings of Fact as**
- 12                  **presented by staff.**
- 13                  • **SECOND**
- 14                  • **VOTE: 7 in Favor – Motion Carries**
- 15
- 16 **G. Dent Open Space Application #22-00065 (CONTINUED FROM PREVIOUS MEETING) –**
- 17 **KS, DCD Planning Supervisor (approx. 10 min)**
- 18       **d. Deliberations & Recommendation**
- 19                  • **Chair Phillips calls for questions or discussion.**
- 20                  • **MOTION: Richard Shattuck moves to recommend approval as**
- 21                  **presented by staff.**
- 22                  • **SECOND**
- 23                  • **VOTE: 7 in Favor – Motion Carries**
- 24       • **Consideration of Findings of Fact**
- 25                  • **MOTION: Richard Shattuck moves to consider Findings of Fact at this**
- 26                  **meeting.**
- 27                  • **SECOND**
- 28                  • **VOTE: Unanimous in Favor – Motion Carries**
- 29                  • **MOTION: Richard Shattuck moves to adopt Findings of Fact as**
- 30                  **presented by staff.**
- 31                  • **SECOND**
- 32                  • **VOTE: 7 in Favor – Motion Carries**

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**5:42 pm**

**H. 2024 Comprehensive Plan Update – Eric Baker, Interim Kitsap County Administrator**

- Mr. Baker notes this is a regular presentation, welcomes questions; notes DCD Natural Resources Supervisor, Kirvie Yobech, will be presenting on some of the Climate Change aspects required by the State; acknowledges there is a direct conflict between this mandate and the mandate to provide affordable housing.
- DISCUSSION: Chair Phillips asks if Kitsap County is first jurisdiction dealing with these two competing mandates.
  - Mr. Baker confirms Kitsap must include both mandates in this update; CAN requirements do not have to be met yet but must be incorporated with plan on how we intend to meet CAO in 5 years and update housing strategy details.
  - Chair Phillips asks to specify whether changes are required or recommended by state and what are recommended by staff.

**5:49 pm**

- Ms. Yobech briefly describes background and ties to Growth Management Act (GMA), new planning goals incorporating legislative and State references and requirements, alignment with Vision 2050, Puget Sound Regional Center (PSRC), Countywide Planning Policies and the key focus to establish foundation and policy framework and on climate change in the 2024 Comp Plan Update.
- Ms. Yobech references 2 assessments used to form and establish the Comp Plan Update Chapter: a climate change resiliency assessment study (2020) in partnership w/City of Bremerton, Greenhouse gas emissions inventory & Analysis (2022) also completed – data collected specific to year 2019;
- Ms. Yobech notes new Chapter to include Goals & Policies, Public Health, Economy, Cultural Resources, Public Infrastructure, Land Use & Development, Hydrology and Hydrogeology, Geologic and Natural Hazards, Habitat and Fire; Mr. Baker notes tree canopy will be highlighted and will include areas set aside and left to meet tree cover, but Critical Areas do not count toward those areas.
- Mr. Baker reviews the schedule, including December 2024 deadline for adoption by the Board of County Commissioners. (BoCC)

**6:03 pm**

- DISCUSSION: Mr. Shattuck ask about zoning regulations based on new legislation, and whether boundaries will have to change or shrink.
  - Mr. Baker notes the bill that specifies 1 lot may be divided into 4 lots only applies to cities of a certain size. Mr. Baker notes housing targets were previously met, but not population targets, prior to 2022; however, now 1 single family unit does not equal 1 multi-family unit.

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- Alan Beam asks for 2 assessment documents available on the Comp Plan webpage, make things more visible and easier to find.
- Jonathan Tudan asks about changes to Accessory Dwelling Units (ADUs); Mr. Baker confirms reduction to impact fees, allowing ADUs inside Urban Growth Areas (UGAs) will be much easier, but regulations outside the UGAs will likely remain; there is a lot of very clear guidance that ADU is impactful on density and that adding ADUs in rural areas equals growth, which goes against legislative directives to concentrate growth in urban areas.
- Joey Soller notes Assessor’s office must plan to ensure staffing levels to help address the impact of the changes as they take effect.
- Stacey Smith appreciates the time and effort to address this today; especially based on public response and calls to address climate and environmental concerns; appreciates this as the focus of conversation.

**I. General Public Comment**

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **Chair Phillips** calls again for speakers; as there are no other speakers; **closes the floor to general speakers**

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

- Chair Phillips congratulates Steven Boe for best of Kitsap Volunteer award.
- Mr. Boe thanks Clerk for assistance with Robert’s Rules of Order.

**Time of Adjournment: 6:15 pm**

**Minutes approved this** 16<sup>th</sup> **day of** January **2023.** 14

  
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**Joe Phillips, Planning Commission Chair**

  
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**Amanda Walston, Planning Commission Clerk**