

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

Dial In: 253-215-8782

Webinar ID: 871 1462 5419

Passcode: 234418

October 17, 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: Aaron Murphy, Alan Beam, Stacey Smith, Richard Shattuck (Acting Chair), Kari Kaltenborn-Corey

Planning Commission Members absent: Joe Phillips, Joey Soller, Steven Boe, Jonathan Tudan

Department of Community Development (DCD) Staff present: Eric Baker, Brittany Colberg, Amanda Walston (Clerk)

5:30 pm

A. Introductions

B. Virtual Meeting Protocol

C. Adoption of Agenda

- **MOTION: Alan Beam moves to approve agenda as amended**
- **SECOND**
- **VOTE: Unanimous in Favor – Motion Carries**

D. Adoption of Minutes – Postponed, by consent, to next regular meeting

- 09/05/2023
- 09/19/2023
- 10/03/2023

E. General Public Comment

- **Chair Shattuck opens the floor to speakers wishing to provide testimony.**
- **Chair Shattuck confirms there are no other speakers; closes the floor to general speakers**

5:35 pm

1 **F. Briefing: 2024 Comprehensive Plan Update – Eric Baker, Interim Kitsap County**
2 Administrator (approx. 30 min)

- 3 • **Eric Baker provides brief review of Comp Plan Update, noting tonight’s focus**
4 **on Code, making things easier and more clear.**

5 **5:56 pm**

- 6 • **QUESTION:** Chair Shattuck notes Accessory Dwelling Units (ADUs) have been
7 discussed, asks if Accessory Living Quarters (ALQs) will also be discussed,
8 noting rooflines and other previous requirements.

- 9 • **ANSWER:** Mr. Baker notes the State did not focus as closely on ALQs.

- 10 • **QUESTION:** Aaron Murphy asks about water connections, utility related topics
11 such as sewer sizes.

- 12 • **ANSWER:** Mr. Baker notes planning for this large increase in
13 population includes ensuring availability for current and future water
14 needs and analysis will aid in specifying the amount of additional
15 water and provisions for pump stations, other capital improvements,
16 etc.; notes this is global level planning not individual projects and
17 includes both a 6-year and a 20-year time horizon.

- 18 • **QUESTION:** Aaron Murphy notes City of Poulsbo & City of Bremerton have
19 discussed creating pre-approved ADU plans and asks if the County or other
20 jurisdictions are also considering.

- 21 • **ANSWER:** Mr. Baker notes it is not currently in action but is
22 something that could be included in the Comp Plan; would likely
23 appear in policies, though not likely in 2024, and will talk to DCD
24 Director; could potentially look at Bremerton model.

- 25 • Mr. Baker continues his presentation, discussing incentives.

26 **6:11 pm**

- 27 • **QUESTION:** Chair Shattuck asks about current projects, such as the Jenne-
28 Wright building and library, in Silverdale, and whether they are held up as
29 developers wait to see what tax incentives may be coming.

- 30 • **ANSWER:** Mr. Baker notes they are likely waiting for the market to
31 dictate what happens next as well as any impacts from expedited
32 permitting processes coming; notes there are many local property
33 owners and developers but also interest from outside that may have
34 expertise in multi-family and County looks to allow some flexibility in
35 Code to encourage growth and protect community and quality of life.

- 36 • Mr. Baker continues his presentation, including next steps, updated schedule.

37 **6:20 pm**

- 1 • **QUESTION:** Stacey Smith asks about the time frame for Comprehensive Plan.
- 2 • **ANSWER:** Mr. Baker notes the Comp Plan covers the period 2024 –
- 3 2044;
- 4 • **QUESTION:** Mr. Murphy asks if the County has any feedback on Mr. Disney’s
- 5 presentation on the contractor’s cost of building a home in Kitsap County.
- 6 • **ANSWER:** Mr. Baker notes he will meet with DCD to discuss it and
- 7 how any components may fit into the greater discussion, similar to
- 8 the comments put forth by the farming community and others.

9 **G. General Public Comment**

- 10 • **Chair Shattuck opens the floor** to speakers wishing to provide testimony.
- 11 • **SPEAKER: Doug Hayman, North Kitsap resident**
- 12 • Comments regarding ADUs, associated constraints, intended uses.
- 13 • **SPEAKER: Bill Palmer, South Kitsap Resident, President Kitsap Alliance of**
- 14 **Property Owners**
- 15 • Comments regarding expedited permitting processes; development
- 16 and traffic in Silverdale; process for planning targets by year.
- 17 • **Chair Shattuck** calls again for speakers; as there are no other speakers; **closes**
- 18 **the floor to general speakers**

19 **H. For the Good of the Order/Commissioner Comments**

- 20 • **No mtg on 11/7 due to elections**

21

22 **MEETING ADJOURNED BY UNANIMOUS CONSENT**

23

24 **Time of Adjournment: 6:30 pm**

25 **Minutes approved this** 20th **day of** February **2024.**

26

27

28 
29 **Joe Phillips, Planning Commission Chair**

30 
31 **Amanda Walston, Planning Commission Clerk**