

KITSAP COUNTY PLANNING COMMISSION

Zoom Webinar

<https://us02web.zoom.us/j/88606835337>

Dial In: (253) 215-8782 Webinar ID: 886 0683 5337 Passcode: 461956

March 1, 2022 @ 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, time-stamps are provided below).

Planning Commission (PC) Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Aaron Murphy, Alan Beam, Danielle Douthett, Kari Kaltenborn-Corey, Richard Shattuck, Steven Boe, Stacey Smith

Department of Community Development (DCD) & Board of County Commissioners (BoCC) Staff present: Melissa Shumake, Kirvie Mesebeluu-Yobech, Amanda Walston (Clerk) Eric Baker (BoCC)

5:48 pm

Minor delay due to technical difficulties

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. Adoption of Minutes

- Chair Phillips notes the minutes of 12/7 /21 were previously approved.
- **MOTION:** Stacey Smith moves to adopt minutes of 12/21/2021.
- **SECOND**
- **VOTE: 8 in favor; 0 Opposed; 1 Abstained – Motion carries**
- **MOTION:** Stacey Smith moves to adopt minutes of 01/18/2022.
- **SECOND**
- Chair Phillips notes a scrivener's error on page 2, line 32, where decline is used twice, and the second use is to be deleted.

- 1 • **VOTE: 7 in favor; 0 Opposed; 2 Abstained – Motion carries**

2 **E. General Public Comment**

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

6 **5:39 pm**

7 **F. Briefing: 2024 Comprehensive Plan Update – Eric Baker, Kitsap County Policy &**
8 **Management Analyst (approx. 30 min)**

- 9 • Mr. Baker provides brief overview of the Comprehensive Plan (Comp Plan),
10 including background, historical and current requirements, timeline and other
11 information, referencing a visual presentation, Mr. Baker notes items such as:
- 12 • **Plan Elements** including items such as Land Use Zoning, Urban Growth Area
13 (UGA) sizing, economic development, employment, environmental critical
14 areas and shorelines, transportation, roads and transit, parks, recreation and
15 open space, capital facilities, utilities, building services, housing, and human
16 services; subarea & neighborhood plans.
- 17 • **Regional Consistency** with Countywide Planning Policies (CPPs) through Kitsap
18 Regional Coordinating Council (KRCC), Multi-County Planning Policies (MPPs)
19 through Puget Sound Regional Council (PSRC) and local requirements; Growth
20 Management Act (GMA) requires the County’s Comp Plan to be consistent with
21 CPPs and Regional Transportation funding requires consistency with MPPs.
- 22 • **Historically**, meeting GMA requirements has been difficult for Kitsap; many
23 non-compliant invalidations were issued in the 90’s and appeals filed through
24 the Growth Management Hearings Board (GMHB) following every update since
25 have cost Kitsap millions and creating uncertainty.
- 26 • **Growth Allocations**, looking at items such as: 20-year planning horizon – 2044;
27 KRCC currently uses 2040 population/employment targets; GMA is pushing
28 toward densities and meeting the gals and projections; targeting growth to
29 cities and Silverdale & Kingston ensuring those areas become more robust.
- 30 • **Past Main Topics** include UGA Sizing with the goal to have only enough density
31 to accommodate our UGA sizing; providing Urban Density requirements and
32 incentives to develop densities consistent with urban communities especially
33 transit; limiting rural growth to incentivize urban development and preserve
34 rural areas, as Kitsap already has more lots than allowed in its rural areas.
- 35 • **QUESTION:** Mr. Shattuck asks if individual request for redesignation from 2022
36 would be rolled into 2024; noting some carryover from years before.

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- **ANSWER:** Mr. Baker confirms they would be rolled into 2024 update; noting the reclassification requests being considered are for proposed zoning changes, i.e., someone living or developing land in a residential zone wants it to be commercial, or in a rural area and wants to be in the; these kinds of requests are being considered, but not as individual or site-specific, but will be reviewed and considered as groups; reduces cost and staff time for whole requests
- **QUESTION:** Aaron Murphy asks if the reclassification process now means site specific rezone requests are no longer being conducted.
 - **ANSWER:** Mr. Baker confirms site specific requests are intended to be handled in off years, normally 2022 or 2023; at this point the Board of County Commissioners (BoCC) wants to roll them all into the 2024 update, making them part of reclassification consideration instead.
 - Mr. Baker confirms that applications intended for individual site-specific submittal will likely be clustered together with others in the reclassification.
 - Mr. Murphy asks, and Mr. Baker confirms, site specific requests that were tabled in the last 2 years will received notice regarding the change on review/consideration.
- Mr. Baker resumes his presentation; noting additional Items addressed in the 2024 Comp Plan Update, such as:
- **New Elements and Requirements** include: **Climate Change & Resiliency** local actions to reduce greenhouse gas emissions, address sea-level rise, currently part of House Bill (HB) 1099 likely to pass legislation next week; **Salmon Recovery**, part of HB 1117, indicates a salmon recovery specific chapter where previous goals aimed to achieve no net loss with critical areas and shoreline, would now bring forward the concept of net ecological gain, though unlikely to pass in the legislative session; **Housing Guidance**, and legislature requirements passed for housing affordability to consider income bands, ensure adequate housing options are provided for each; look at whether housing stock is affordable for people at different percentages of the median income; will be challenging especially if done at County level, due to widely varied percentages based on location within Kitsap; seek to address housing for ‘the missing middle’ includes options such as duplexes, triplexes, fourplexes or even apartments, Kitsap has typically been a single family housing driven community, there may be larger push to include more diverse options.
- **Other Considerations** such as the Central Kitsap UGA, unassociated with any city but abuts Bremerton, has delayed potential annexation due to previous

1 legal challenges, needs long term discussion in 2024; Subarea and
2 Neighborhood Plans for Kingston, Suquamish, Manchester, Gorst, Keyport and
3 Illahee all have specific criteria and will be reviewed and updated.

- 4 • **Plan Documents** include the **Comp Plan** which contains goals and policies for
5 each element, aspirational hopes for Kitsap; **Development Regulations** which
6 contain documents developers must follow related to zoning, setbacks, legal
7 language, code must be as specific as possible; Environmental Impact
8 Statement which assesses impacts of proposed zoning map/growth projection;
9 **Capital Facilities Plan** which assesses utilities, services, facility needs and how
10 that infrastructure will be installed within this amount of money and achieve
11 the needs of the Comp Plan; this is a 6-year rigid plan and 20-year perspective
- 12 • **Next Steps in Quarter 1 & 2** include: Consultant Selection, after coordination
13 with school, fire, sewer, health, etc.; Website Development to be interactive,
14 allowing for comments and links to surveys, polls, virtual open houses, etc.;
15 Community/Organization Presentations including new and old school outreach
16 with multiple kickoffs; Reclassification Request process; EIS Scoping with state
17 statutes, noting passage of climate change, salmon recovery bills would greatly
18 broaden the section; plan to come before the PC a little more regularly with
19 foundational documents, provide context and background.
- 20 • **QUESTION/ANSWER:** Mr. Murphy asks, and Mr. Baker confirms, that in
21 addition to himself, staffing for this update project will include other BoCC
22 Policy staff as well as Department of Community Development (DCD) Planning
23 & Environmental Programs (PEP) staff; also acknowledging DCD permit
24 processing backlog and there has been difficulty in keeping employees when
25 competing with larger jurisdictions like Seattle and east King County who allow
26 full-time telecommute and pay wages that match their areas.
- 27 • **QUESTION/ANSWER:** Mr. Shattuck asks, and Mr. Baker confirms, the Land
28 Capacity Analysis is included in this process, found in the Preliminary
29 Alternative section; large section housed within the Buildable Lands Report
30 (BLR); Methodology portion looks at steps taken along the way, and
31 Assumptions covers the data and planning taken by all.

32 **6:36 pm**

- 33 • Introduction to DCD PEP Staff: Jim Rogers, previously with Public Works (PW)
34 notes he has worked through 3 Comp Plan updates with PW; Colin Poff worked
35 mainly on Permit and Plan Review with DCD previously, has joined the PEP
36 team for 2024 update, focusing on regional centers, land use class, other work.

1 **G. Briefing: Bicycle/Electric Vehicle (EV) Code – Melissa Shumake, DCD PEP Planner**
2 (approx. 20 min)

- 3 • Ms. Shumake provides a brief overview of the project to date, including
4 current scope, noting since last meeting before the PC, the project has kicked
5 off with GovDelivery, social media notifications; an initial survey closed with
6 195 responses, finding common interest to also include electric bikes (ebikes);
7 DCD will go back to BoCC for guidance on scope expansion; also need to look at
8 differences in methods, requirements for charging electric vehicles and bikes.
- 9 • Kickoff emails sent to workshop group and development group did not yield
10 results from targeted recipients; additional outreach will be sent, re-assessed
11 to ensure these groups of stakeholders are reached and input gathered.
- 12 • **QUESTION/ANSWER:** Chair Phillips asks, and Ms. Shumake confirms, the
13 comments on ebikes were related to charging stations; Chair Phillips notes, as
14 an ebike user, he can put almost 100 miles on it without much concern for
15 charging; Mr. Murphy notes, from research, the battery may require dimension
16 or clearance changes; Chair Phillips notes newer models are more compact,
17 less cumbersome; Amy Maule previously owned an older model, notes it could
18 be parked in a standard bike rack, but far too heavy for overhead or lifted rack.

19 **5:48 pm**

20 **H. General Public Comment**

- 21 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 22 • **Chair Phillips** calls again for speakers; as there are no speakers, **closes the**
23 **floor to general speakers.**

24 **6:31 pm**

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

- 26 • Welcome back Planning Commissioners Beam and Shattuck.
- 27 • Public Works Stormwater Best Management Practices (BMP) Update coming.

28 **Time of Adjournment: 6:48 pm**

29 **Minutes approved this** 15th **day of** March **2022.**

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32 **Amy Maule, Planning Commission Vice Chair**

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35 **Amanda Walston, Planning Commission Clerk**