

**KITSAP COUNTY PLANNING COMMISSION**

**Zoom Webinar**

<https://us02web.zoom.us/j/89279364862>

**OR Dial In: (253) 215-8782 Webinar ID: 892 7936 4862 Password: 062814**

**August 3, 2021 @ 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).

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Planning Commission (PC) Members present: Joe Phillips (Chair), Amy Maule (Vice Chair), Alan Beam, Kari Kaltenborn-Corey, Mike Eliason, Stacey Smith, Steven Boe, Aaron Murphy  
Department of Community Development (DCD) Staff present: Darren Gurnee, Melissa Shumake, Angie Silva, Liz Williams, Amanda Walston (Clerk)

**5:30 pm**

**A. Introductions**

**B. Virtual Meeting Protocol**

**C. Adoption of Agenda**

- **MOTION:** Mike Eliason moves to adopt the agenda as presented.
- **SECOND:** Steven Boe
- **VOTE: Unanimous in Favor – Motion Carries**

**D. Adoption of Minutes**

- Minutes of 7/20/21 postponed to next regular meeting

**E. General Public Comment**

- **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- **SPEAKER:** Bill Palmer, South Kitsap resident, President of Kitsap Alliance of Property Owners (KAPO)
  - Comments regarding the Zoning Use Table.
  - Chair Phillips thanks speaker, noting the Use Table is on tonight's agenda as a Work Study item.
- **Chair Phillips** calls for other speakers; seeing and hearing no other, **closes the floor to general speakers.**

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**5:39 pm**

**F. Briefing: Zoning Use Table Update – Darren Gurnee, DCD Planning and Environmental Programs (PEP) Planner (approx. 30 min)**

- Mr. Gurnee provides a brief review of the project status, including timeline, and public participation; noting tonight will focus on review of the draft materials, released to the public on July 30, 2021.
- Mr. Gurnee demonstrates navigation to the Project Page for the Zoning Use Table and how to access the draft materials being reviewed tonight, beginning with the Staff Report and attachments: A1 Ordinance, B1 Zoning Map, C1 SEPA (State Environmental Policy Act) Determination which is still in progress, C2 SEPA Checklist, D1 Scoping Matrix, D2 Zone Purpose Statements, D3 Preliminary Feedback, D4 Detailed Changes Definitions redline/strikeout, D5 Detailed Changes Allowed Use Tables color coded, D6 Detailed Changes Footnote Relocation Guide redline/strikeout and D7 Public Participation Plan
- Mr. Gurnee reviews next steps including upcoming PC study sessions & Virtual Meetings in August & September; written public comment period from 8/20/21 – 9/21/21; PC Public Hearing on 9/21/21; a large matrix is expected in order to accommodate the large volume of anticipated comments.
- Mr. Eliason Ms. Kaltenborn-Corey, Mr. Murphy and Chair Phillips request a printed copy of tonight’s Zoning Use Table documents. Clerk will prepare documents and arrange for Planning Commissioners’ pick up.

**6:01 PM**

- **QUESTION/ANSWER:** Mr. Eliason asks, and Mr. Gurnee confirms, stakeholder groups who have requested staff consultation meetings include KAPO, Port Gamble S’Klallam Tribes & property owners related to the Port Gamble code.
- **QUESTION:** Mr. Eliason asks how the term equity came to be included in this draft’s terminology, referencing an earlier public comment.
  - **ANSWER:** Angie Silva, DCD Assistant Director, notes the Puget Sound Regional Council (PSRC) Vision 2050 includes Housing, Equity and Availability in policy directives; also noting proposed Countywide Planning Policy (CPP) revisions and Kitsap Regional Coordinating Council (KRCC) recommendations, formally transmitted to the Board of County Commissioners (BoCC) by the KRCC Chair last month; DCD is now looking at a formal proposed draft ordinance and SEPA Determination on those CPPs; it is another way to describe what is already mandated and to tie in a lot of the regional growth and policies for Kitsap, which is a member of KRCC.
- Chair Phillips highly recommends fellow PC members attend virtual open house briefings to hear the public comments if possible.

- 1 • Mr. Gurnee notes in the last meetings, the PC and the public commented on  
2 the need for easier access to project materials on the website; spent some  
3 time on a more user-friendly layout and asks for feedback on the new format.
- 4 • Ms. Smith notes she used the project site link directly on the agenda, which  
5 was helpful and easy.

6 **6:13 pm**

7 **G. Status Update: Dickey Pit Developers Agreement – Liz Williams, DCD Interim PEP**  
8 **Manager (approx. 5 min)**

- 9 • Ms. Williams briefly presents a brief overview and update, noting the PC put in  
10 hard work over several Comprehensive Plan Amendment (CPA) cycles on this  
11 site specific amendment, which proposed to rezone 5 parcels from urban  
12 industrial to urban low residential and neighborhood commercial.
- 13 • Based on public process & review the BoCC recommended a Developer’s  
14 Agreement (DA) be submitted prior to 2022; DCD received an application for  
15 the DA on 3/12/2021; a resolution to defer the DA to the Hearing Examiner has  
16 been prepared; the BoCC will make a determination on several policy items  
17 including a 10 percent ratio dedicated to affordable housing.
- 18 • The BoCC has allowed a grace period to allow the completion; and this item is  
19 on the agenda for an upcoming BoCC briefing session.
- 20 • **QUESTION:** Mr. Eliason asks is there is an objection to the 10% ratio  
21 designated to affordable housing.
  - 22 • Ms. Williams notes there is not; the discussion centers more on what  
23 qualifies as affordable housing: housing type, square footage, income  
24 level, or other alternatives that could help individuals or applicants  
25 realize or access the affordable housing options.
  - 26 • Chair Phillips asks, and Ms. Williams confirms, none of the Zoning Use  
27 Table updates will affect the Dickey Pit project, which would vest to  
28 the time it was submitted, which will precede the Use Table update.
- 29 • **QUESTION/ANSWER:** Mr. Beam asks, if there is a Public Transportation  
30 provision, and Ms. William confirms since the project is in an Urban Growth  
31 Area (UGA) it will evaluated, at a very high level based on the project’s level of  
32 proposed transit stops.
  - 33 • The draft DA also includes a section on a potential alternative with  
34 better transit service areas that may be a better location in Kitsap  
35 County for that 10% of affordable housing; if the BoCC has some  
36 interest in that with potential criteria, this project could help to  
37 provide interest or capital; access to transport, human services;

1 healthy food with ideas on how to maximize the 10% to create more  
2 units than what would or could go on the Dickey Pit site.

- 3 • Mr. Beam asks what the number of units is estimated to be; Ms.  
4 Williams notes it depends on the size of the project that eventually  
5 goes in, but if it is phased, the 10% carries forward with each phase.

6 **6:24 PM**

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8 **H. General Public Comment**

- 9 • **Chair Phillips opens the floor** to speakers wishing to provide testimony.
- 10 • **SPEAKER:** Bill Palmer, South Kitsap resident, President of KAPO  
11 • Comments regarding the change in Zoning Use table Project website.
- 12 • **Chair Phillips** calls for other speakers; seeing and hearing no other, **closes the**  
13 **floor to general speakers.**

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

- 15 • Chair Phillips notes the Joint BoCC & PC annual meeting is confirmed for 8/16/21.
- 16 • Mr. Beam appreciates the Executive Summary for the Zoning Use Table;  
17 requests BLR docs as soon as possible.
- 18 • **MOTION:** Mike Eliason moves to adjourn the meeting.
- 19 • **SECOND:** Alan Beam  
20 • **VOTE: Unanimous Favor; 0 Opposed – Motion Carries**

21 **Time of Adjournment: 6:32 pm**

22 **Minutes approved this 17th day of August 2021.**

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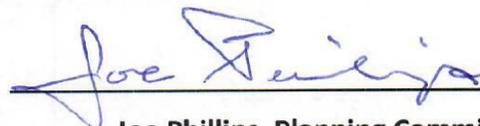
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**Joe Phillips, Planning Commission Chair**

  
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**Amanda Walston, Planning Commission Clerk**